MARSHALLTOWN
— IOWA —

TO: Mayor Greer and City Council
FROM: Michelle Spohnheimer, Housing & Community Development Director
DATE: 11/14/2022
RE: Rental Inspections - Adoption of updated Housing Code including by reference the 2021 International Property Maintenance Code

Policy Issue:

☐ Goal 1: Expand and improve development	☒ Goal 3: Continually improve the City's organization & services
☐ Goal 2: Enhance Marshalltown's public image	☐ Goal 4: Partner with others to improve quality of life

Specific Objective/Action:

- *Goal 3: Objective 1: Review policies, procedures and ordinances for updates.* One of our goals has been to adopt the International Property Maintenance Code related to the rental housing program.

Recommendation: The City is required under Iowa Code to administer a rental housing inspection program and adopt minimum housing standards. Based on prior discussions staff is proposing the adoption of the 2021 International Property Maintenance Code (IPMC) with amendments to serve as the new Housing Code standards. The IPMC is part of the International Code Council series which we use for other codes. Many communities use the IPMC as their Housing Code.

I have reviewed the IPMC and made some recommended amendments based on our current codes and common amendments identified by other communities as a comparison. This change will bring us more in line with comparable communities.

Staff recommends holding all three readings for the opportunity to receive public input.

Budget Impact: Updating the code does not have a direct budget impact to the City. We are required to adopt standards and the IPMC is a commonly accepted code.

Once adopted, we will purchase a copy for the library for public viewing. The code is also available online to view at https://codes.iccsafe.org/content/IPMC2021P2

Description/Background: This proposal was discussed at the strategic planning session in 2021 for 2022 implementation.

CITY COUNCIL
Al Hoop, Gabriel Isom, Barry Kell, Mike Ladehoff,
Jeff Schneider, Gary Thompson, Dex Walker