

**Property Maintenance Survey Summary
Big Twelve Conference Cities**

1. Does the city have a property maintenance ordinance for residential property? **All twelve cities report having property maintenance ordinances.**
 - a. If yes, does it apply to rental property? **All twelve cities have property maintenance ordinances that apply to rental properties.**
 - b. If yes, does it apply to private owner occupied homes? **Nine of twelve cities answered that their residential property maintenance ordinances apply to private owner occupied homes. Ames; Boulder, Colorado; and Austin, Texas, have ordinances that apply to rental units, but not private owner occupied homes.**

2. Has the city adopted any of the International Property Maintenance Code? **Eight of twelve cities reported they have adopted the International Property Maintenance Code (IPMC). Three additional cities reported they are in process of adopting the IPMC.**
 - a. If yes, has the City adopted a substantial part of, or all of, the IPMC? **Eight of the twelve cities answered that they have adopted all or a substantial part of the IPMC.**
 - b. If no, did the City adopt codes from another source? **Lincoln, Nebraska, currently uses the Uniform Housing code and reports they are in process of adopting the IPMC.**
 - c. If no, did the city write its own property maintenance code? **Ames and Boulder, Colorado has written their property maintenance codes.**

3. Does the city have codes for owner occupied residences regarding:
- a. Addressing the size and visibility of house numbers? **Ames is the only community reporting it has not adopted a property maintenance standard for house numbering size and visibility standard. Ames does have administrative rules addressing this subject, but they have not been adopted as an ordinance.**
 - b. Maintenance of detached garages, sheds? **Eleven of twelve cities answered yes. Only Ames has not adopted an ordinance regarding the maintenance of detached garages and sheds. Ames can address dangerous out –buildings if they meet the City’s dangerous building criteria.**
 - c. Maintenance of stairways, decks, porches, balconies? **Eleven of twelve cities answered yes. Only Ames has not adopted an ordinance regarding the maintenance of exterior stairways, decks, and porches.**
 - d. Maintenance of exterior handrails and guardrails? **Ten of twelve cities answered yes. Only Ames and Boulder, Colorado, have not adopted an ordinance regarding the maintenance of exterior handrails and guardrails.**
 - e. Maintenance of exterior stairs (rise and tread)? **Ten of twelve cities answered yes. Only Ames and Boulder, Colorado, have not adopted an ordinance regarding the maintenance of exterior stairs.**
 - f. Condition of roofs, gutters, and/or downspouts? **Nine of twelve cities answered yes. Only Ames and Boulder, Colorado, have not adopted an ordinance regarding the maintenance of roofs, gutters, or downspouts. Austin, Texas, has adopted an ordinance addressing the maintenance of roofs, but not gutters or downspouts.**

- g. Condition of structural members? **Ten of twelve cities answered yes. Only Ames and Boulder, Colorado, have not adopted an ordinance regarding the maintenance of structural members for owner occupied homes. Ames does have an ordinance that could be applied where the house is determined to be a dangerous building.**
- h. Tall grass and weed control? **Eleven of twelve cities answered yes. Only Ames has not adopted an ordinance regarding grass height. Ames does have a noxious weed ordinance that corresponds to the Code of Iowa.**
- i. Condition of private residential sidewalks and driveways? **Eleven of twelve cities answered yes. Only Ames has not adopted an ordinance regarding conditions of sidewalks and driveways other than in the right of way.**
- j. Defacement of property making owners responsible for repair? **Eleven of twelve cities answered yes. Only Ames has not adopted an ordinance regarding owners' responsibility for correction of graffiti or defacement of property.**
- k. Exterior protective treatment – paint? **Ten of twelve cities answered yes. Only Ames and Boulder, Colorado, have not adopted an ordinance regarding excessive peeling paint or lack of protective coatings.**
- l. Condition of exterior doors? **Ten of twelve cities answered yes. Only Ames and Boulder, Colorado, have not adopted an ordinance regarding the condition of exterior doors.**
- m. Disposal of garbage & waste? **Eleven of twelve cities answered yes. Ames has limited means to address this problem.**