

Property Maintenance Survey Summary
Top 10 Iowa Cities

1. Does the city have a property maintenance ordinance for residential property? **All ten cities report having property maintenance ordinances.**
 - a. If yes, does it apply to rental property? **All ten cities that were surveyed have property maintenance ordinances that apply to rental properties.**
 - b. If yes, does it apply to private owner occupied homes? **Eight of the ten cities answered that their residential property maintenance ordinances apply to private owner occupied homes. Ames and Des Moines 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? **Five of the ten cities reported they have adopted the International Property Maintenance Code (IPMC). Cedar Rapids reported they are in process of adopting the IPMC. Ames, Dubuque, Iowa City and Sioux City have not adopted the IPMC.**
 - a. If yes, has the City adopted a substantial part of, or all of, the IPMC? **Five of the ten cities answered that they have adopted all or a substantial part of the IPMC. One city has adopted the IPMC in its entirety. Ames, Dubuque, Iowa City and Sioux City have not adopted the IPMC.**
 - b. If no, did the City adopt codes from another source? **No**
 - c. If no, did the city write its own property maintenance code? **The cities that have not adopted the IPMC are operating under locally written Municipal Codes, Rental Housing Codes, Historic/Conservation District Codes, and Unsafe Building Codes. Des Moines references the IPMC in their municipal code.**

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? **Nine 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? **Seven cities answered yes. Ames. Des Moines and Sioux City have not adopted an ordinance regarding the maintenance of exterior stairways, decks, and porches.**
 - d. Maintenance of exterior handrails and guardrails? **Seven cities answered yes. Ames, Davenport and Des Moines have not adopted an ordinance regarding the maintenance of exterior handrails and guardrails.**
 - e. Maintenance of exterior stairs (rise and tread)? **Eight cities answered yes. Only Ames and Des Moines have not adopted an ordinance regarding the maintenance of exterior stairs.**
 - f. Condition of roofs, gutters, and/or downspouts? **Seven cities answered yes. Ames, Des Moines and Dubuque have not adopted an ordinance regarding the maintenance of roofs, gutters, or downspouts.**
 - g. Condition of structural members? **Eight cities answered yes. Only Ames and Des Moines 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? Nine 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? Six cities answered yes. Ames, Des Moines, Dubuque and Iowa City have 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? Eight cities answered yes. Ames has not adopted an ordinance regarding owners' responsibility for correction of graffiti or defacement of property. Dubuque was not certain how graffiti was addressed, and most cities with codes to address graffiti indicated that it was handled by the Police Department.**
- k. Exterior protective treatment – paint? Eight cities answered yes. Only Ames and Des Moines have not adopted an ordinance regarding excessive peeling paint or lack of protective coatings.**
- l. Condition of exterior doors? Six cities surveyed answered yes. Ames, Des Moines, Iowa City and Sioux City have not adopted an ordinance regarding the condition of exterior doors.**
- m. Disposal of garbage & waste? Ten cities answered yes. Ames has limited means to address this problem.**