

missy927@suddenlink.net

From: <missy927@suddenlink.net>
Date: Tuesday, November 17, 2015 1:07 PM
To: <missy927@suddenlink.net>

The International Property Maintenance Code is being utilized in 39 states on some level. Whereas, some states are electing to implement the code on a city to city basis, 13 states have adopted the code across the board, for every city.

Every code enforcement officer I spoke with from, Louisiana, Oklahoma, Missouri, Mississippi, Virginia, West Virginia and Arkansas, from cities with a population of less than 4,000 to cities with a population close to over 200,000, all agree that the International Property Maintenance Code is the only way to go.

It is the only code that gives the code enforcement officer enough tools to address the problems he or she is faced with on a daily basis.

In every conversation blight was addressed, interior and exterior blight....

All code enforcement officers agreed that the sooner blighted and nuisance properties are addressed the better. They will unravel the quality of life in neighborhoods. Nothing signals neglect more than a street peppered with overgrown lots, unkempt houses, or even vacant houses.

The neighborhood gets the message but the larger community gets it as well. Once this happens community pride and convincing others to come in and invest becomes more and more difficult.

Abandoned and blighted areas depress the values of adjacent homes and pose a danger to residents in many instances.

The city faces substantial costs in boarding up abandoned properties when homeowners and lenders walk away. Sometimes it is difficult to determine ownership and locate the owners so that the city can recoup some of their losses.

Summing up...

Vacancy and blight have only negative effects on surrounding properties, residents quality of life, local economics, tax base, public safety, community growth and investment.

Blight spreads....

If a city is a human body then blight is a cancer. Cancer spreads! You don't treat it with a bandaid. You treat it aggressively!

20 years, 20 years and multiple studies....and here we stand stagnated.
 Its been way too long coming. Its time for change and the time is NOW!

(ATTACHED ARE SOME LETTERS I HAVE RECEIVED..HAVE
 MANY MORE PROMISED AND WILL GET THEM TO YOU, IF NEED BE
 AS THEY COME IN)

11/17/2015



Bryant Police Department
Code Enforcement Division

312 Roya Lane Bryant, AR 72022

Phone: (501) 943-0943 Fax: (501) 943-0978



11/12/2015

To whom it may concern:

The City of Bryant adopted the International Property Maintenance Code in June of 2006. The city uses the code primarily for abandon and dilapidated structures. We particularly use the exterior structure portion of the code for rental and foreclosed properties. The interior portion of the code falls in line with the International Residential Code and the Arkansas State Mechanical / Plumbing Codes. I believe that the adaption of the International Property Maintenance Code has helped improve the overall quality of life for the city and has promoted the value of properties.

Thank you,

A handwritten signature in cursive script, appearing to read "Doug Smith".

Doug Smith
Chief Building Inspector
City of Bryant

Code Enforcement Department

11/16/2015

Ms. Melissa Baldwin
927 W. Matthews
Jonesboro, AR

To whom it may concern,

This letter is to inform the concerned parties on how the City of Russellville has been able to manage with using the 2012 International Property Maintenance Code (IPMC). The City of Russellville adopted the IPMC on May 17th, 2012 and has since then opened and/or closed around 144 cases on properties within the Russellville city limits. The city has found that using the IPMC is an asset as we are able to regulate the properties concerning health and life safety issues.

We are lenient with a timeframe as long as the owner/landlord is in contact with the city as far as what is going on and a timeframe for them. However when it is a life safety issue we continue to be stringent on making sure that the tenant/owner will not come to harm due to the neglect of the owner of the structure.


When a tenant calls to complain about the property we than do an inspection which is not only to investigate the complaint but look for other safety & health issues. Among them are violations concerning plumbing, electrical, heating hazards. This inspection would also address the violations concerning the building exterior itself such as deteriorating soffit/fascia, painting siding, etc as dealt with in Chapter 3 of the 2012 IPMC.

Keep in mind that this deals with commercial & residential properties. The nice thing about having this code adopted in the City of Russellville is that it gives our Code Enforcement Department a manual in which to deal with the property owners, not only the landlords but also individuals which because of neglect allow the structure to become uninhabitable. This code goes a long way to backing the City Council's action when it comes time for them to act on demotion of structures.

The Code Enforcement Department works closely with the Building Official and Inspection Department to maintain the consistency in the interpretation of the International codes within the city.

If you need me to address the council in Jonesboro in person please let me know and I will make every effort to attend.

Regards,



Bill Clark - Code Enforcement Officer

Property Maintenance Code
Date: November 12, 2015 at 1:34 PM
To: Missy Baldwin missy927@suddenlink.net

The City of Charleston W.V. has adopted the State adopted ICC building codes including the 2012 Property Maintenance code. Doing so has given us a very useful tool in keeping our communities clean , safe and structures maintained. I have been in code enforcement for 23 years and this is the most logical code, if adopted without amendments that I know of. If enforced correctly it is a valuable tool to maintain property values and tax base. It will pay for the cost of enforcement through these endeavors along with making the city more attractive to potential visitors and citizens. If you have any questions about our procedures, please contact me.

Thank you.

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RE: IPMC
Date: November 11, 2015 at 12:28 PM
To: Missy Baldwin Missy927@suddenlink.net

Hello Melissa.

The IPMC is an asset for our city. It is fully compatible with all other codes written by the ICC. This code helps to adequately protect public health, safety and welfare. The code is written in a way that does not unnecessarily increase construction costs. This code goes through a great number of reviews and changes before the final code is released. The ICC has code officials, industry representatives, design professionals and other interested parties to go over the code again and again to improve it. I use this code on a regular basis and fully support it. It gives clearly defined options for dealing with unsafe structures, demolitions, sanitation issues, weeds, rodents, inoperable vehicles, graffiti, swimming pools, maintenance of buildings, rubbish and garbage, occupancy limitations, and general housing compliance issues. We have used this as a tool to deter crime. Leaving buildings empty and in poor condition attract crime. It may be any crime including dealing and using drugs, gang activity, theft, rape, murder or kidnapping. The Code Enforcement Department has to have a guide to follow. The IPMC is the best guide out right now.

Thank you,

www.CityOfOsceolaAR.com

From: David [mailto:inspection@cityofosceolaar.com]

Sent: Wednesday, November 11, 2015 12:10 PM

To: david.tucker@osceolalightandpower.com

Subject: FW: Osceola Inspections Web Page Submission

From: osceola@host4.mooresites.com [mailto:osceola@host4.mooresites.com] **On Behalf Of**
Missy927@suddenlink.net

From: "Matt Bailey" <m Bailey@lowellarkansas.gov>
Date: Friday, November 13, 2015 9:45 AM
To: <missy927@suddenlink.net>
Subject: IPC

Melissa,

The City of Lowell adopted the 2009 International Property Maintenance Code on April 19, 2011 via Ordinance 887. It works as a great tool for helping in the code enforcement of properties in town. The only drawback we have encountered is that if and when it goes to court, having the judge set fines steep enough to get their attention and not be repeat offenders.

If there is anything else I can do for you please feel free to contact me anytime.



Matt "Cue-Ball" Bailey

Building Official / Building Services Director / ADA Coordinator - City of Lowell Arkansas

Vice President / Education Director - COAR Code Officials of Arkansas - The Arkansas Chapter of the ICC

Board Member NFPA Building Code Development Committee

Cell: 479-422-8433/ m Bailey@lowellarkansas.gov

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11/13/2015

missy927@suddenlink.net

From: "William Dunnam" <wdunnam@cityofpascagoula.com>
Date: Friday, November 13, 2015 2:18 PM
To: <missy927@suddenlink.net>
Subject: International Property Maintenance Code

Missy,

We have been using the International Property Maintenance Code since 2000 in the City of Pascagoula. This has been a very useful tool when dealing with dilapidated/unsafe properties. This code has helped us maintain the condition of our housing stock, while protecting our citizens.
Bill

William Dunnam, CFM

Building Official

City of Pascagoula, MS

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Fax 228-938-6765

Cell 228-366-0884

wdunnam@cityofpascagoula.com



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11/13/2015

missy927@suddenlink.net

From: <HLuby@MadisonTheCity.com>
Date: Friday, November 13, 2015 3:50 PM
To: "Missy Baldwin" <missy927@suddenlink.net>
Subject: Re: IPMC

Ms Baldwin.

The City of Madison has been using the IPMC as its guide for many years. Currently we have adopted the 2012 IPMC. It helps our department in keeping our properties clean, safe and properly maintained, therefore keeping the property values from declining due to empty, unkept houses or lots. It gives us as code officers the means to address many violations that occur on properties throughout the City.

I feel the adoption of the IPMC is very important for our City.

Thanks,

Harvey Luby

Chief Code Compliance Officer

City of Madison

Treasurer, MACE

office: 601-856-6336

cell: 601-624-5320

fax: 601-856-2870

From: Missy Baldwin <missy927@suddenlink.net>
To: "hluby@madisonthecity.com" <hluby@madisonthecity.com>,
Date: 11/13/2015 03:03 PM
Subject: IPMC

missy927@suddenlink.net

From: "Mike Stone" <mstone@morgantownwv.gov>
Date: Thursday, November 19, 2015 12:26 PM
To: <missy927@suddenlink.net>
Subject: IPMC

Good afternoon Missy. My name is Michael Stone I'm director of Code Enforcement for Morgantown WV. We have used this document to successfully condemn property, raze and remove dilapidated buildings, have homes painted, broken store front windows replaced, roofs repaired, grass cut, abandoned, non registered vehicles removed. We have used every section of this code. He have a rental registration program requiring all rentals within the city limits be registered and inspected every 3 years. We have nearly 10,000 registered units that we use the 2012 addition of the IPMC to do these inspections. When challenged the courts have upheld the codes and my officers. I have been enforcing the property maintenance code for over 30 years first BOCA and now ICC. Any municipality wanting to clean up there jurisdiction, get rid of dilapidated property, junk vehicles, rundown buildings and all the other problems that plague a city then you need this tried and proven code.

11/19/2015



Neighborhood Services Division

P.O. Box 1908, 623 Garrison Ave., Fort Smith, AR 72902

November 10, 2015

Melissa Baldwin
927 West Matthews
Jonesboro, AR 72401

Melissa,

Just a quick note in reference to the Property Maintenance Code of Fort Smith Arkansas and its success. We started with a task force charged with the responsibility to review, critique and amend the 2003 International Property Maintenance as needed for our area. The task force was made up of a few private citizens, a landlord (owner of 152 mostly low income rental properties), a real estate agent, and a person from a local financial institution working with the Planning/Zoning and Building/Safety Divisions.

Once the amendments were presented and approved by the Board of Directors the Neighborhood Services Division was tasked with the inspection and enforcement of the new code. We have had success throughout the City of Fort Smith and some of the older neighborhoods are making a comeback. Some owners sold or donated their dilapidated structures located in the older parts of town to the housing authority which in turn tore them down and built new homes in their place.

Statistical data that would measure our success is as follows:

On January 1, 2010 we had	323 Active Case Files
From January 2010 till present we have Added	2002 New Case Files
From January 2010 till present we have Cleared	1932 Case Files
As of today's date we have	393 Active Case Files

Attached are a few before and after pictures of some of our successes that we used in a power point presentation.

Thanks,

Rick Ruth

Property Maintenance Supervisor

Phone: (479) 784-1027

Fax: (479) 784-1030

E-Mail: rruth@fortsmithar.gov