



Community Development

Mike Martin

Director Community Development

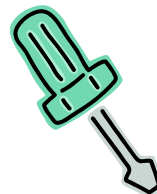
&

Neighborhood Development

Richard G. Joyner

Rehabilitation Construction Coordinator

Tools used in Code Enforcement



- How the City of Valdosta is putting code enforcement tools to use to improve the local housing environment

Building Codes

The building codes are a set of documents developed by an association of professionals world wide known as the International Code Council.

These documents are used to regulate the methods & materials used in new construction as well as in the maintenance and up keep of existing buildings and property.

International Code Council

The International Code Council is a membership association dedicated to building safety and fire prevention and property maintenance. This association develops the codes used to construct residential and commercial buildings, as well as codes dedicated to the maintenance and upkeep of existing buildings and property. These codes are then adopted by the state legislature with amendments, and are then adopted by local jurisdictions by ordinance.

Codes used in Valdosta

International Building Code (Commercial)

International Residential Code (Residential)

International Plumbing Code

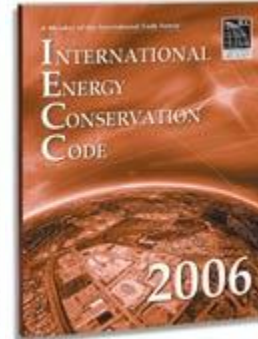
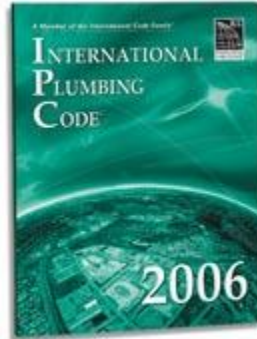
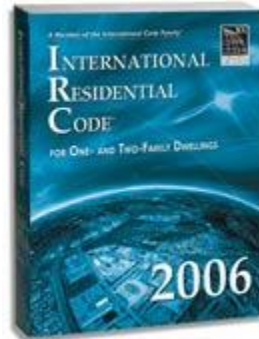
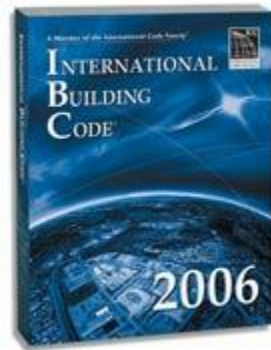
International Mechanical Code (HVAC)

International Energy Code

National Electrical Code

International Property Maintenance Code

Codes used in Valdosta



Community Protection Division

The purpose of this division is to protect the health, safety, and welfare of our citizens through a comprehensive approach to enforcement of local municipal codes and ordinances as well as the International Property Maintenance Code.

Property line to property line enforcement within the city.

The City is divided into four zones with the Marshals having assigned zones.

Areas of Responsibility

Abandoned Vehicles

Abandoned vehicle; Code 11-2013

INSPECTION PHOTO



If the vehicle is repaired and moved then the case closed. If they fail to correct it then a summons to court will be sent.

Neglected Property By Overgrowth



Unsafe Structures




Violation of IPMC

What is/are the violation(s)?

1. Structural
2. Decorative
 - a. Trim
 - b. Eave
 - c. Fascia
3. System
 - a. Plumbing
 - b. Mechanical
 - c. Electrical
4. Overgrown Lot
5. Vermin Harborage

Process of Enforcement

1. Violation noted through field observation or complaint.
2. Violation documented, pictures taken, appropriate notice sent to property owner.
3. Notice, depending on type of violation, specifies time period to correct violation.
4. Re-inspection occurs after time period expires.

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5. Violation corrected-case closed.
 6. Violation continues-summons to court issued.
 7. Case adjudicated in Municipal court.
 8. Defendant corrects violation or order for city to abate the violation is issued.

Unsafe Structures



This structure appears to be code compliant, however...

Unsafe Structures

Code violations created by severe termite damage



Safe Structure

The result of a collaboration between Habitat for Humanity (Contractor), Community Development (Code Enforcement) and Neighborhood Development (CDBG/CHIP) Local Housing Authority



A yellow measuring tape is visible on the left side of the image, showing markings for 3, 4, and 5. The background is white with some crumpled paper or fabric on the left side.

Questions?