

Property Maintenance Code

What you need to know!

Presented by:

Glen A. Rubin

Code Compliance Officer

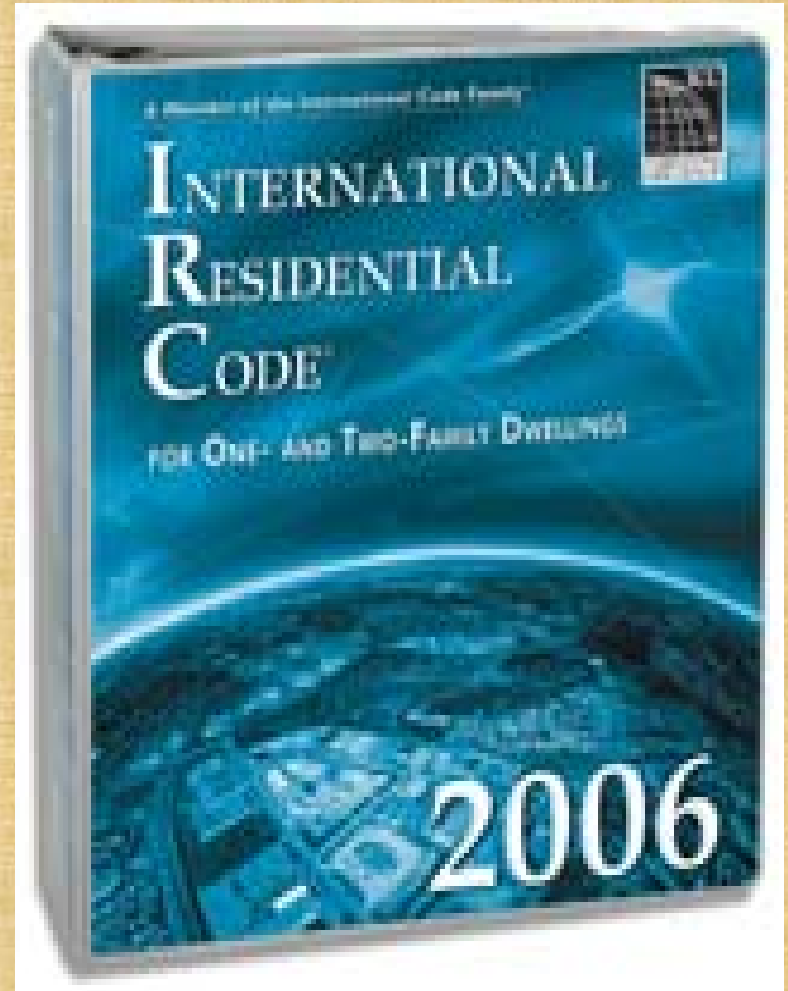
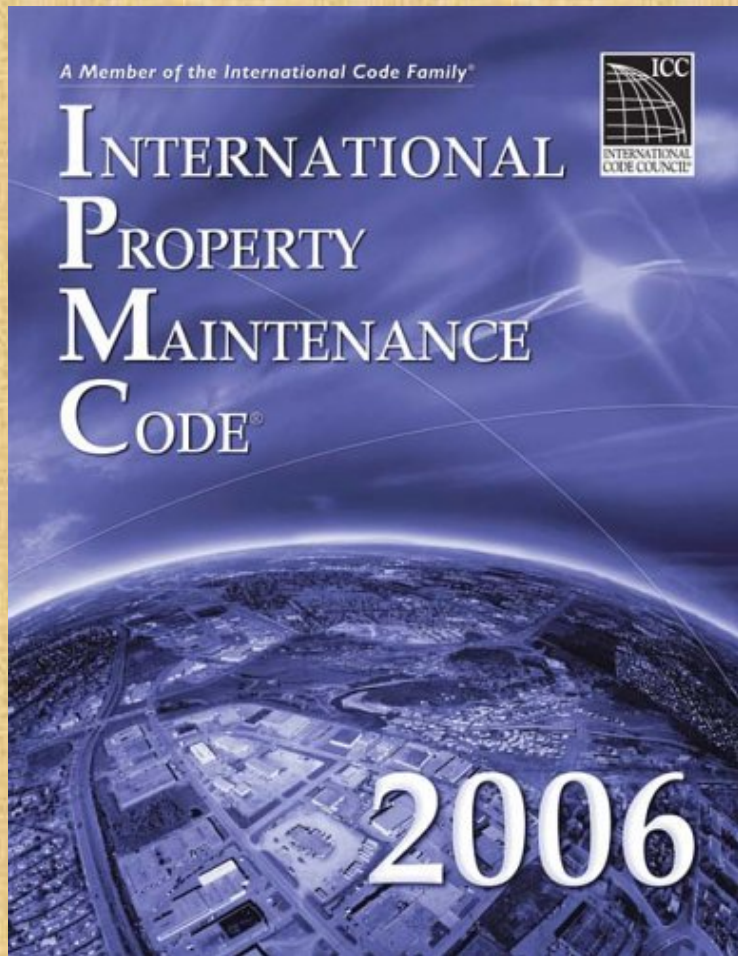
Building Inspections Department

Rome/Floyd County

G.I.C.H Team



Where to find the codes?



What's the Difference between IPMC and the IRC?

- The IPMC is the ***general*** code for maintaining property in ***safe*** and ***working*** condition.
- The IRC is the ***technical*** code for proper repair and construction of deficient items.

**The IPMC is the code which is used to generate the Notice of Violation.

Why do we need laws like this?

- Overgrown Lots and Yards
- Rubbish and Garbage
- Junk Motor Vehicles
- Occupied Housing in Decline
- Vacant Dilapidated Houses
- Attractive Nuisances
- Drug Crimes & Prostitution

Weeds and Overgrowth

Rollingwood Subdivision



Hidden Dangers



Rubbish and Garbage

Rubbish/Junk



Household Garbage



Junk Motor Vehicles

Grampas Old Car



The Entrepreneur



Housing in Decline

Single Family



Apartments



Vacant and Abandoned

Blight on Neighborhoods



Attracts Crime



Attractive Nuisances

Haunted House



Burned House



Behind Closed Doors

Dirty Needles



Meth Baggies and Powder



Exterior Issues

Stairs, Decks & Porches



Windows & Doors



Exterior Issues

Foundations



Roofs



Exterior Issues

Walls & Siding



Beams



Interior Issues

Interior Surfaces



Impervious?



Interior Issues

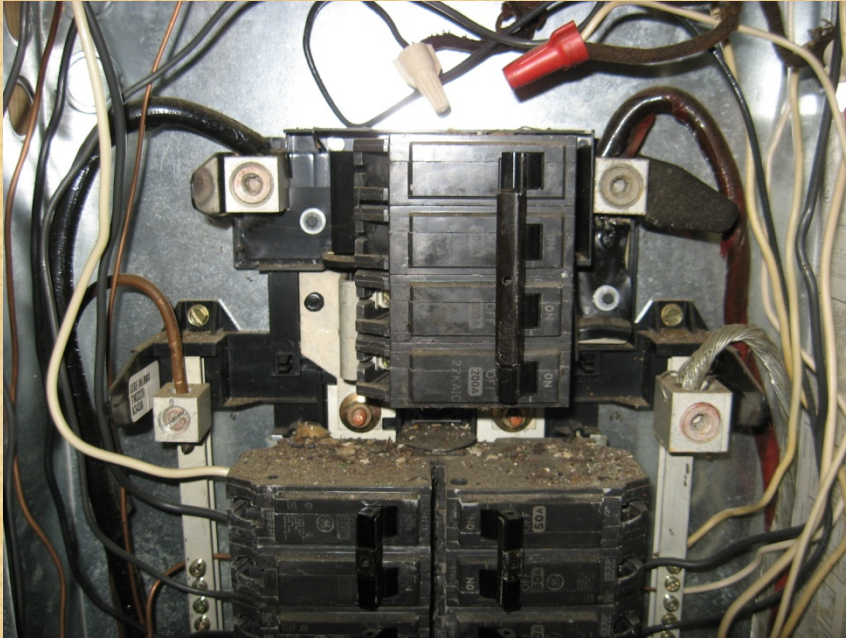
Interior Structural

Interior load bearing wall removed with a out permit



Electrical Issues

Hazards



Electrical Issues

Hazards



Plumbing Issues

Hazards



Maintenance



Mechanical Issues

Water Heaters



Heat Supply



**Prior to adopting these codes our only option
was to demolish dilapidated houses at a cost of
\$3500 to \$5000 per house.
Plus Legal Fees!**



How we do it now!

Notice of Violation

July 22nd, 2011

Rome / Floyd County
Georgia
BUILDING INSPECTION DEPARTMENT

706/236-4481
Fax 706/378-3867

Ima Violator
123 Posh Place
City, State Zip

RE: NOTICE OF VIOLATION - 321 Slum Road Rome, Georgia
LEGAL DESCRIPTION: PIN (BR549-983)

Records indicate that you are the owners or persons in control of the above referenced property. As such you are responsible for maintaining this property in compliance with the minimum standards of 2006 International Property Maintenance Code (IPMC) adopted by Rome/Floyd County, Georgia.

This office has inspected the above mentioned property and found that the premises to be in violation of the following IPMC Sections:

- 307.1 Accumulation of Rubbish
- 302.4 Weeds/Overgrowth
- 302.8 Motor Vehicles
- 304.1 General Exterior

Corrective action required: Rehabilitate or remove the structure. Remove all rubbish and overgrowth. Remove any unregistered and/or disabled motor vehicles.

Please be advised that the above stated violation(s) shall be abated within 30 days of the receipt of this notice. Failure to do so within the allotted timeframe shall result in the filing of a complaint and summons with the Environmental Court, with possible fines per violation for each day of continued non-compliance. All cost pertaining to the enforcement of this action may be charged against the property in the way of a Fi Fa lien. You may request in writing within 20 days of the receipt of this notice, a hearing to appeal this determination of existing violations.

Should you have any questions or require additional assistance resolving this matter, please contact the Code Compliance Officer at this department (706) 236-4481-Ext.314

Sincerely,

Glen A. Rubin, Code Compliance Officer

C: Brian J. Roberts, Environmental Compliance Manager

P.O. Box 1433 • 607 Broad Street • Rome, Georgia 30162-1433

Subpoena to Court

GEORGIA 1726
ROME/FLOYD BUILDING
INSPECTIONS DEPARTMENT
General Copy Charge

LOCATION _____

TAX MAP _____ PHONE # _____

DATE _____ TIME _____ (AM) (PM)

NAME: _____
Last First Middle Name

ADDRESS _____

CITY _____ STATE _____
DATE OF BIRTH _____ SEX _____ RACE _____ HEIGHT _____ WEIGHT _____

CHARGE: OUTSIDE INSIDE

You are hereby ordered to appear in court to answer this charge on the _____ day of _____

Year _____ at (Time) _____ in the _____

ENVIRONMENTAL COURT OF ROME
5 GOVERNMENT PLAZA
CITY OF ROME, GEORGIA

Signature acknowledges service of this summons and receipt of copy of same.

Signature _____

INSPECTOR'S CERTIFICATION

The undersigned, being duly sworn, upon his oath, deposes and states that he has just and reasonable grounds to believe and does believe, that the person named herein has committed the offense herein set forth, contrary to law.

SIGNATURE _____
Signature of Inspector

SIGNATURE _____
Signature of Inspector

Sworn to and subscribed before me this _____

Judgment Day!

I Find the Defendant.....

\$\$\$\$ GUILTY \$\$\$\$



Emergency Closings



What's The Bottom Line?



The Cost of Vacancy

- **Based on \$300/Month = \$3600
Annually**
- **Based on \$400/Month = \$4800
Annually**
- **Based on \$500/Month = \$6000
Annually**

Vandalism

Copper Theft



Broken Windows



The things we hear!

- What do you **expect** for \$350/Month
- You know how **those** people are.....
- If they would **pay their rent** we could fix it!
- What do you expect with an **Economy** like this?
- I can't spend that much on a **house like this**.....
- Don't you have better things to do than to ride around looking for problems. **Why don't you...**

Housing Stock works like any other Stock!

- Its value fluctuates with the market...
- Some are Low risk, Some are High risk...
- Some are Short term, Some are Long term...
- Some are Blue Chip, Some are Junk.....
- **Ultimately it is the Investors job to do the math and decide how to respond....**

Our Goal Rehabilitation/Revitalization

204 Brookwood Avenue Before



204 Brookwood Avenue After



This owner turned a \$30000 loss into a break even scenario!

Questions and Comments

