

PROPERTY
MAINTENANCE

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City of New Haven

PROPERTY MAINTENANCE CODE ENFORCEMENT PROGRAM

WHAT IS THE PROPERTY MAINTENANCE CODE?

The International Property Maintenance Code 2009 was adopted by the New Haven Board of Aldermen in May, 2011. The code is published by the International Code Council and is in use in cities and other jurisdictions through the United States, and World.

The code is a complement to other building codes that have been adopted by the Board of Aldermen, including the International Building Code, International Residential Code, and others.

A copy of all City building codes are available for inspection at City Hall.

WHY HAVE A PROPERTY MAINTENANCE CODE?

The intent of the code is to "ensure public health, safety and welfare, insofar as they are affected by the continued occupancy and maintenance of structures and premises."

The Property Maintenance Code serves as the basis for the City's Residential Occupancy Inspection Program and further provides a baseline standard of Property Maintenance that the City and its residents expect property owners to meet.

HOW DID THIS COME ABOUT?

The Property Maintenance Code Enforcement Program has its origins in the City of New Haven Comprehensive Plan. The City received feedback from a written citizen survey as well as at public forums, and "poor property appearance" was the number one concern expressed by residents at that time.

The City continues to get complaints from time to time about blighted or derelict properties, or other instances of poor property maintenance. Finding a way to deal with these complaints has been a discussion point at City Board of Aldermen meetings for some time. The Property Maintenance Code Enforcement Program is intended as a way for the City to address such complaints and to enforce a reasonable maintenance standard for properties city-wide.

WHAT ARE SOME EXAMPLES OF VIOLATIONS?

It is important to note that the program is directed at exterior maintenance issues only. (Interior maintenance issue are addressed through the Occupancy Program.) A building which is in disrepair, falling down, or with sections of roof or walls missing would clearly be in violation of the exterior maintenance provisions. A residence with accumulations of trash and garbage is another example.

WHAT IS AN EXAMPLE OF WHAT THE PROGRAM DOES NOT ADDRESS?

The program does not address aesthetic issues (i. e. "how things look.") It does not specify any type of construction or regulate construction materials. It does not mandate specific improvements be made to properties but merely requires that properties be reasonably maintained.

HOW DOES THE PROGRAM WORK?

The program is being implemented on a complaint basis. This means that the City will respond to complaints on a case-by-case basis. The City does not intend to seek out violations on its own. If the City receives a complaint, the Code Enforcement official will respond and write an inspection report documenting the condition of the property. If a violation is found, the resident or property owner will receive a notice informing them of the violation and giving a reasonable time period for the violation to be corrected. If a violation is not corrected, the case will be referred to Municipal Court.

The program is not intended to generate revenue for the City. Property owners who correct violations in a timely fashion will not be fined or face any other City action.

For more information, please contact City Hall at 573-237-2349 or go online at www.newhavenmo.org.