



**SPECIAL MEETING AGENDA
PROPERTY MAINTENANCE REVIEW BOARD
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET - BLOOMINGTON, IL 61701
TUESDAY, SEPTEMBER 1, 2020 at 7:00 P.M.**

**THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.
Members of the public may also attend the meeting at City Hall.

Physical attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

- 4. MINUTES**
 - A. Consideration, review and approval of Minutes of the February 20, 2020 meeting of the Property Maintenance Review Board.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. PMRB-1-20** Public Hearing, review and action on proposed amendments to Chapter 45 of the Bloomington City Code related to adoption of the 2018 edition of the International Property Maintenance Code.

6. OLD BUSINESS

7. NEW BUSINESS

- A.** Appointment – Noah Tang
- B.** Appointment – Katie Brunk

8. ADJOURNMENT

DRAFT MINUTES
PROPERTY MAINTENANCE REVIEW BOARD
SPECIAL MEETING
Thursday, February 20, 2020, 4:00 P.M.
Council Chambers, City Hall
109 East Olive Street, Bloomington, Illinois

Members present: Mr. John Capodice, Mr. Mark Fetzer, Mr. Rodney Smithson,
Mr. Kelby Cumpston

Members absent: Mr. Robert Garcia

Also present: Mr. Carey Snedden, Code Enforcement Division Manager
Mr. Bob Mahrt, Community Development Director

1. CALL TO ORDER

Chairman Capodice called the Regular Quarterly Meeting to order at 4:00 p.m.

2. ROLL CALL

Community Development Director Mahrt called roll and a quorum was established with four members present.

3. PUBLIC COMMENT

Chairman Capodice asked for public comment from the audience for those items that were not listed on the Regular Meeting Agenda. There were no public comments made.

4. MINUTES

A. Approval of Minutes from the February 20, 2020 Special Meeting

Mark Fetzer made motion for approval. Motion was seconded by Chairman Capodice. The motion was approved by a 4 to 0 vote as follows: Mr. Capodice – YES; Mr. Fetzer – YES; Mr. Smithson – YES; Mr. Cumpston – YES.

5. REGULAR AGENDA

**A. Final Draft Review of proposed adoption of the 2018 International Code Council
Property Maintenance Code and amendments to the Bloomington City Code Chapter 45**

Director Mahrt provided an overview on staff's public outreach efforts with the local chapter of licensed Architects. Also stated staff is still working on web page for public outreach. He provided to the board a sample handout being used at outreach meetings. Mr. Mahrt stated specific outreach to rental properties would not be able to be accomplished due to budgetary restraints. However, newspaper and city website announcements would be utilized. Mr. Mahrt explained other dates set aside for further public outreach meetings. He asked Board if they had any other suggestions of additional organizations for public outreach with the understanding outreach should be completed by the last week in March.

Mr. Capodice suggested the Mclean County Landlord Association. Mr. Mahrt indicated we would at a minimum staff would provide that organization with our flier being used for outreach.

Mr. Mahrt mentioned the website was mostly populated and the draft spreadsheets of the code changes were being prepared to be a part of the website with full access in approximately a week.

Mr. Mahrt presented the proposed ordinance draft amending Chapter 45 with the adoption of the 2018 ICC Property Maintenance Code. Pointing out the draft was a fairly simple adoption with no significant exceptions or amendments from the code by the public or the board.

Mr. Fetzer asked what code year the Town of Normal was on. Mr. Mahrt explained they have adopted the 2015 code but would expect them to move towards adopting the 2018 code.

Mr. Cumpston asked what version the City of Bloomington is currently on regarding Illinois Accessibility Code. Mr Mahrt explained the city quickly adopted the 2018 code as set forth by the State of Illinois.

Mr. Fetzer made a motion to move forward with the draft ordinance for public outreach efforts. Mr. Capodice made second. Mr. Mahrt conducted a roll call vote. Mr. Smithson – YES; Mr. Cumpston – YES; Mr. Fetzer – YES; and Mr. Capodice – YES. Vote passed 4 to 0.

6. OLD BUSINESS

Chairman Capodice called for discussion of Old Business. Mr. Cumpston mentioned progress of “Tenants Rights” Pamphlet. Staff stated we would get there but not completed yet.

7. NEW BUSINESS

Mr. mentioned the Pantagraph story in regard to the department needing an additional Rental Inspector. Mr. Mahrt stated that there were no current plans to add an additional inspector

8. ADJOURNMENT

Chairman Capodice made a motion to adjourn; seconded by Mr. Fetzer. The motion passed unanimously by voice vote. Meeting was adjourned at 4:22 PM.

Prepared by Bob Mahrt
Community Development Director



TO: Property Maintenance Review Board

FROM: Bob Mahrt, Community Development Director

DATE: September 1, 2020

RE: **PMRB-1-20** Public Hearing, review and action on proposed amendments to Chapter 45 of the Bloomington City Code related to adoption of the 2018 edition of the International Property Maintenance Code.

BACKGROUND:

The City of Bloomington first administered model building codes following adoption of the 1955 National Building Code on February 10, 1958. More recently on February 24, 2014, the City Council adopted Ordinance No. 2014-12 which amended Chapter 45 of the City Code and adopted the 2012 International Property Maintenance Code (IPMC) for administration of property maintenance regulations. Other minor revisions to Chapter 45 and the IPMC had been made by the City since that time, however, no new code editions have been adopted. (Please review Exhibit “A” Established IPMC Amendments).

The International Code Council (ICC) publishes new editions of their model code regulations every three years. The ICC family of codes represents the model building code standard throughout the nation. It is common practice for municipalities to periodically update their building codes to address changes in construction methods/materials, to evaluate new development trends, as well as, to protect the health, safety and general welfare of their citizens. While the City did adopt the 2012 IPMC with amendments, the City did not adopt the 2015 editions of the ICC family of codes. There is now a need to modernize the model building codes for the City of Bloomington by updating to the 2018 International Code Council family of codes and other related codes. An on-line copy of the 2018 edition of the International Property Maintenance Code is available for viewing at <https://www.cityblm.org/government/departments/building-safety/building-codes>.

The Community Development Department has been simultaneously assisting the Building Board of Appeals (BBA) and the PMRB on updating to the 2018 International Code Council family of codes and other related construction codes. This coordination effort was intended to provide adequate opportunities for review of the updated editions of the ICC family of codes and provide for appropriate public outreach.

While the Covid-19 pandemic did impact the timeline for code adoption, efforts were made to provide appropriate review of the building code update by key stakeholders in the community. Community outreach included presentations before the Bloomington Normal Association of

Realtors and the local chapter of the American Institute of Architects. The scheduled presentation with the Bloomington Normal Home Builders Association was unfortunately cancelled due to the pandemic, however, notices of the pending public hearings and links to the City's Building Code Update website were provided. In addition, the Community Development Department mailed notices to all registered Contractors and Landlords to solicit public input.

The Property Maintenance Review Board has the authority to make advisory recommendations to the City Council concerning amendments to the Bloomington City Code Chapter 45 - Property Maintenance Code. The PMRB previously met on January 23, 2020 and on February 20, 2020 to review the overall adoption process, the project timeline, significant changes between the 2012/2015/2018 Code editions, and to determine appropriate public outreach efforts. Through the review process, Community Development Department Staff identified various amendments to the IPMC for PMRB consideration. (Please review the ICC Building Code Amendments – IPMC spreadsheet illustrating various amendments between the 2012, 2015 and 2018 editions of the codes also available on-line at the above mentioned link).

The Community Development Department will assist the PMRB with the scheduled public hearing for review and action on proposed amendments to Chapter 45 of the Bloomington City Code related to adoption of the 2018 edition of the International Property Maintenance Code. The PMRB will be asked to make an advisory recommendation to the City Council following the public hearing. It is proposed that the recommendation would be forwarded to the City Council for further discussion at the Committee of the Whole meeting on September 21, 2020. The City Council would potentially take action on an Ordinance at the City Council meeting on September 28, 2020. It is intended that the proposed Ordinance would take effect on January 1, 2021.

PROPOSED LOCAL AMENDMENTS:

The 2018 IPMC is essentially a status quo code from prior editions. Only minor amendments have been identified by Staff with little impact on the community. Therefore, Staff recommends adopting the 2018 IPMC in its entirety with the established amendments already outlined within Chapter 45 - Article II.

Staff further recommends a minor amendment to Article II – Section 1000.3.2 (f) in reference to “Chairman”.

Please refer to Exhibit “B” Recommended IPMC and Chapter 45 Amendments.

STAFF RECOMMENDATION: That the Property Maintenance Review Board hold the public hearing and provide an advisory recommendation to the City Council to approve an Ordinance on amending Chapter 45 of the Bloomington City Code related to adoption of the 2018 edition of the International Property Maintenance Code.

EXHIBIT A
ESTABLISHED IPMC AMENDMENTS

ARTICLE II – AMENDMENTS, REVISIONS, ADDITIONS, MODIFICATIONS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2012

SECTION 101.0 GENERAL.

Amend the following sections to read as follows:

SEC. 101.1 TITLE.

These regulations shall be known as the Property Maintenance Code of the City of Bloomington, hereinafter referred to as "this Code." [Ord. No. 2011-64]

SECTION 102.0 APPLICABILITY.

SEC. 102.5 WORKMANSHIP.

Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions. Materials used for repairs shall be of like or similar materials of the surrounding surface. [Ord. No. 2011-64]

SECTION 103.0 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION.

SEC. 103.5 FEES.

Insert the following two sections at the end of the paragraph:

- (a) Reinspection fee. If a contractor/owner notifies the Code Official that a project is ready for final inspection and, upon inspection the Code Official finds the project not complete, then the Contractor/Owner shall pay a fee as set forth in the Schedule of Fees per inspector for each reinspection required. The fee shall be paid prior to any subsequent reinspection. [Ord. No. 2018-89]
- (b) Inspection fee for code compliance. If requested, an inspection/investigation of an existing building/facility for Code compliance may be done by the Code Official or employee charged with enforcement of this code with authorization from the owner. A fee in an amount as set forth in the Schedule of Fees per inspector shall be charged for said inspection/investigation. [Ord. No. 2018-89]

SECTION 106.0 VIOLATIONS.

The following sections shall be amended to read as follows:

SEC. 106.4 VIOLATION PENALTIES.

Any person who shall violate a provision of this Code shall, or fail to comply therewith, or with any of the requirements thereof, upon conviction thereof, be subject to a fine of not less than \$50 nor more than \$500. Each day that a violation continues after due notice has been served shall be deemed a separate offense. [Ord. No. 2011-64]

SECTION 107.0 NOTICES AND ORDERS.

SEC. 107.3 METHOD OF SERVICE.

Add the following to the section to read as follows:

- (4) Transmitted via e-mail to the email address of the owner or owner's agent. [Ord. No. 2014-12]

SECTION 108.0 UNSAFE STRUCTURES AND EQUIPMENT.

Add the following sections to read as follows:

SEC. 108.2.2 CLOSING STANDARDS.

Structures shall be closed with uniform materials, cut to fit in a workmanlike manner, securely attached and painted to match the surrounding surfaces. [Ord. No. 2014-12]

SEC. 108.8 ADMINISTRATIVE FEE AND FINES FOR OWNING CONDEMNED PROPERTY.

- (a) Any person who owns a structure condemned under this Code and who fails to bring the structure into compliance with this code within one year of the condemnation shall be assessed a fee of \$500.
- (b) If the same structure referred to in paragraph (a) of this section is not in compliance with this code within 18 months of the condemnation, the owner shall be fined an additional \$750.
- (c) If the same structure referred to in paragraph (a) of this section is not in compliance with this code within two years of the condemnation, the owner shall pay a fine of \$2,000. The owner shall be fined \$2,000 for each additional year thereafter that the structure remains condemned.
- (d) Any person who owns a structure already condemned under this Code and who has a second structure condemned shall be assessed an additional fine of \$2,000 for each year the second structure remains on the condemned list.
- (e) Any person who owns two structures condemned under this Code and who has a third or more structures condemned shall be assessed a fine of \$5,000 per structure for every year they remain on the condemned list.

The administrative fees and fines authorized by this section shall be a lien on any real estate owned by such person. In addition to filing a lien upon such real estate, the City shall have the authority to collect such fee or fines by filing an ordinance violation suit or a personal collection action against the owner in court. [Ord. No. 2014-12]

SEC. 108.9 NOTICE TO BUYERS OF CONDEMNED STRUCTURE.

- (a) Code Enforcement Division to Publish List. The Department of Community Development, Code Enforcement Division, shall each month compile and publish a list of all structures which have been condemned and any Code violations existing in any structure on the list shall be public information and shall be disclosed to any person making inquiry. In addition, the Division shall disclose to any person making inquiry the location of any other structure condemned since the publication of the most recent list of condemned structures. A copy of the monthly list of condemned structures shall be sent to the Bloomington-Normal Board of Realtors to be made available to any members thereof. When any structure is condemned, notification of condemnation along with a copy of the inspection sheet with regard to said

property shall be forwarded to the Bloomington-Normal Board of Realtors. [Ord. No. 2017-96]

- (b) Contents of notice. The notices provided for in this section shall contain the following information:
 - (1) The common street address of the property;
 - (2) The legal description or real estate index number of the property;
 - (3) The fact that the structure on the property has been "Condemned";
 - (4) The Code deficiencies found to exist on the property (which may be in the form of an attached inspection sheet) and the fact that occupancy of the structure is prohibited until necessary repairs are made, and if known, an approximate cost estimate of the cost of making sufficient repairs to permit occupancy of the structure.
- (c) Real estate agent must give notice of defects. It shall be unlawful for any real estate agent to permit a person to execute a formal offer to purchase any property on which a condemned structure is located without furnishing said person a copy of the notice required by this section and obtaining written receipt of such notice. The original of said notice and receipt shall be forwarded to the Code Enforcement Division. [Ord. No. 2014-12]

SECTION 110.0 DEMOLITION.

Add the following section to read as follows:

SEC. 110.1.1 UNREASONABLE REPAIRS.

Whenever the Code Official determines that the cost of such repairs would exceed 100% of the current value of such structure, such repairs shall be presumed unreasonable and it shall be presumed for the purpose of this section that such structure is a public nuisance which shall be ordered razed. [Ord. No. 2011-64]

SECTION 111.0 MEANS OF APPEAL.

Delete the entire Section 111 and substitute the following:

SEC. 111.1 Any person directly affected by a decision of the Code Official or a Notice or Order issued under this Property Maintenance Code shall have the right to appeal to the Property Maintenance Board of Review as provided in Section 1000 of this chapter. [Ord. No. 2014-12]

SECTION 202.0 GENERAL DEFINITIONS.

The following definitions shall be amended or added to read as follows:

Add the following definitions:

Carport: A structure, attached or detached, intended for the parking of motor vehicles; open on at least two sides, or with the aggregate areas of all walls not less than 50% open. Carports not meeting this definition shall be considered a garage. [Ord. No. 2011-64]

Dormitory. A space in a building where group sleeping accommodations are provided for persons not members of the same family group in one room or in a series of closely associated rooms. [Ord. No. 2011-64]

Efficiency Unit. A dwelling unit consisting of one principal room together with bathroom, kitchen, hallway, closets, and/or dining alcove directly off the principal room provided such dining alcove does not exceed 125 square feet in area. [Ord. No. 2011-64]

Garage, Accessory: An accessory building or an accessory portion of the principal building which is intended for and used for storing passenger motor vehicles owned and used by the occupants of the building to which it is accessory or attached. An accessory garage shall be provided with operable vehicle access doors. See also "Carport" and "Shed." [Ord. No. 2011-64]

GRAFFITI. Graffiti shall mean any drawing, inscription, writing, figure or mark made upon a wall or other exposed surface, including but not limited to any house, garage, rock, bridge, fence, gate, tree, monument, motor vehicle, sidewalk, street, lamp post, street sign, underpass or retaining wall, whether publicly or privately owned, with paint, chalk, dye, ink, pencil, wax or other similar substance or by etching, scratching, cutting, burning or carving without the express consent of the owner of said wall or other exposed surface. [Ord. No. 2011-64]

Hotel. (Motel, Motor Hotel): Any building containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied or which are occupied for sleeping purposes by guests. [Ord. No. 2011-64]

One-family Dwelling. (a.k.a. Single-family dwelling) A dwelling, containing one dwelling unit. [Ord. No. 2011-64]

Two-family Dwelling. A dwelling containing two dwelling units. [Ord. No. 2011-64]

FAMILY. One or more persons, each related to the other by blood, adoption or marriage, living in a dwelling unit. One or more persons each related to the other by blood, adoption or marriage and not more than two other persons not related by blood, adoption or marriage living in a dwelling unit shall also be deemed to constitute a family. Any child living in a "Foster Family Home" as defined in this Code shall also be deemed to be part of a family. However, in no case shall more than two persons not related by blood, adoption or marriage occupy any efficiency unit or a one bedroom dwelling unit as defined in this Code. [Ord. No. 2011-64]

FOSTER FAMILY HOME. Means a facility for child care in residences of families who receive no more than eight children unrelated to them, unless all the children are of common parentage, for the purposes of providing family care and training for children on a full-time basis. The family's own children under 18 years of age shall be included in determining the maximum number of children served. The term "Foster Family Home" includes homes receiving children from any state-operated institution for child care; or from any agency established by a municipality or other political subdivision of the State of Illinois authorized to provide care for children outside their own homes — but excludes therefrom any "Agency-Operated Family Home," "Agency-Operated Group Home" or "Agency-Supervised Home" as defined in Bloomington City Code, Chapter 44, Zoning Code. The types of foster family homes are defined as follows: [Ord. No. 2011-64]

(a) "Boarding Home" means a Foster Family Home which receives payment for regular full-time care of a child or children.

- (b) "Free Home" means a Foster Family Home, other than an adoptive home, which does not receive payments for the care of a child or children.
- (c) "Work-Wage Home" means a Foster Family Home which receives a child or children who pay part or all of their board by rendering some services to the family not prohibited by the Child Labor Law or by standards or regulations of the Illinois Department of Children and Family Services prescribed under the Illinois Child Care Act of 1969, as amended. The child or children may receive a wage in connection with the services rendered the foster family; and
- (d) "Independent Home" means a Foster Family Home, other than an adoptive home, which receives no more than four children, unless of common parentage, directly from parents, or other legally responsible persons, by independent arrangement and which is not subject to direct and regular supervision of a specified agency except as such supervision pertains to licensing by the Illinois Department of Children and Family Services. [Ord. No. 2011-64]

Amend the following definition:

Rooming House. Any building, or any part thereof, containing one or more rooming units, in which space is let by the owner or operator to more than four persons. [Ord. No. 2011-64]

Shed: A completely enclosed accessory structure, not intended for the storage of motor vehicles. Access doors on a shed shall be maintained in an operable condition. See also, "Carport" and "Garage." [Ord. No. 2011-64]

SECTION 302.0 EXTERIOR PROPERTY AREAS.

The following sections shall be amended to read as follows:

SEC. 302.1 SANITATION.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition and free from any accumulation of rubbish. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. [Ord. No. 2011-64]

SEC. 302.2.1 DETENTION BASINS AND DRAINAGE SWALES.

Maintenance detention basins and swales shall include the following:

1. Facilities including the outlet structure, inflow pipes, and basin contours shall be maintained in conformance with the approved construction plans on file with the City of Bloomington.
2. No trees or shrubs shall be allowed to grow in detention basins or in drainage swales such that full flow is restricted.
3. Appropriate ground cover shall be maintained so that no erosion occurs.
4. Existing pipes, underdrains, and other infrastructure shown on construction plans shall remain in working order. [Ord. No. 2011-57]

SEC. 302.4 WEEDS.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. [Ord. No. 2011-64]

The following section shall be added to read as follows:

SEC. 302.7.1 ACCESSORY STRUCTURE DOORS MAINTAINED.

Vehicle and man doors on accessory structures shall be free and maintained in an operable condition. [Ord. No. 2011-64]

SEC. 302.8.1 REMOVAL.

The Code Official may direct the vehicles to be removed as provided in Chapter **29**, §§ **29-2205** and **29-2206**, of the Bloomington City Code. [Ord. No. 2011-64]

SECTION 304.0 EXTERIOR STRUCTURE.

The following sections shall be amended or added to read as follows:
[Ord. No. 2011-64]

SEC. 304.14 INSECT SCREENS.

During the period from April 15th through October 31st, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch and every swinging door shall have a self-closing device in good working condition.

EXCEPTION: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans are employed. [Ord. No. 2011-64]

SEC. 304.3 PREMISES IDENTIFICATION.

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall not be printed or in script. Numbers shall be a minimum of four inches high with a minimum stroke width of 1/2 inch. [Ord. No. 2011-64]

SEC. 304.3.1 SUITES OR UNITS.

All suite or units shall be marked at the front of each suite or unit. Style shall be consistent with all suites or units in the building. [Ord. No. 2011-64]

SEC. 304.3.2 MULTIPLE BUILDINGS.

Multiple buildings in a complex shall be individually marked and visible from the street or parking lot. Only Arabic numerals or letters shall be used. [Ord. No. 2011-64]

SEC. 304.6 EXTERIOR WALLS.

All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Surface coatings shall be consistent with surrounding areas of the exterior wall. [Ord. No. 2011-64]

SECTION 305.0 INTERIOR STRUCTURE.

The following sections shall be amended or added to read as follows:

SEC. 305.3 INTERIOR SURFACES

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. For the purposes of this section, raw or unfinished drywall is not considered clean or sanitary. [Ord. No. 2011-64]

SEC. 305.6 INTERIOR DOORS.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware. Doors containing cracks, breaks, holes, or otherwise damage shall be replaced or repaired in a workmanlike manner. [Ord. No. 2011-64]

SECTION 308.0 RUBBISH AND GARBAGE.

The following section shall be added:

SEC. 308.4 APPROVED REFUSE CONTAINER. [Ord. No. 2011-64]

- (1) A can made of galvanized iron or lined with galvanized iron, of not more than 30-33 gallon capacity, which is watertight, has a tight fitting cover and two handles; or
- (2) A heavy duty durable plastic container of not more than 30-33 gallon capacity, which is watertight, has a tight fitting cover and has two handles; or
- (3) Plastic refuse bags meeting specifications established by the Director of Public Works and approved by the City Manager. [Ord. No. 2018-93]
- (4) Wheeled garbage carts issued exclusively by the City through the Department of Public Works or its designee or vendor as provided in Chapter **21** of the Bloomington City Code. [Ord. No. 2014-12]

SEC. 404.0 LIGHT, VENTILATIONS AND OCCUPANCY LIMITATIONS. [Ord. No. 2011-57]

The following section shall be added:

SEC. 404.7.1 RESIDENTIAL KITCHENS.

Residential kitchens shall contain appliances for cooking, baking and refrigeration to ensure the safe and sanitary preparation and storage of food. [Ord. No. 2014-12]

SEC. 506.0 SANITARY DRAINAGE SYSTEM.

SEC. 506.3 GREASE INTERCEPTORS.

Delete the section in its entirety. [Ord. No. 2014-12]

SECTION 602.0 HEATING FACILITIES. [Ord. No. 2011-64]

The following sections shall be amended to added to read as follows:

SEC. 602.2 RESIDENTIAL OCCUPANCIES.

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68° F. (20° C.) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality. Cooking appliance and/or portable space heating appliances shall not be used to provided space heating to meet the requirements of this section. [Ord. No. 2011-64]

SEC. 602.3 HEAT SUPPLY.

Insert the following dates into the locations:

"... from October 1st. to May 31st. to maintain..." [Ord. No. 2011-64]

SEC. 602.4 OCCUPIABLE WORK SPACES.

Insert the following dates into the locations:

"...from October 1st. to May 31st. to maintain..." [Ord. No. 2011-64]

SECTION 701.0 FIRE SAFETY REQUIREMENTS

SEC. 704.5 CARBON MONOXIDE DETECTORS.

Carbon monoxide detectors shall be installed and maintained in all residential occupancies within 15 feet of every room used for sleeping purposes in buildings that rely on combustion of fossil fuel for heat, cooking, ventilation or hot water, or that are directly connected to a garage. [Ord. No. 2019-14]

SECTION 900.0 RENTAL PROPERTY INSPECTION

SEC. 900.1 PURPOSE.

To maintain the City's rental housing stock by enforcement of property maintenance, life safety and health codes, "applicable codes," through periodic building inspections and annual registration. [Ord. No. 2003-72]

SEC. 900.2 DEFINITIONS.

For purposes of this Section 900, the following definitions shall apply:

- (a) Acceptable Building: A building that is free of life, safety or health code violations that pose a threat to tenants or the public, or a building having few or no property maintenance code violations. This definition shall also include new buildings. [Ord. No. 2013-79]

- (b) **New Building:** A recently constructed or rehabilitated building that has received a certificate of occupancy from the Department of Community Development in the past year. [Ord. No. 2017-96]
- (c) **Owner:** Any person, agent, operator, firm, limited liability company or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court. [Ord. No. 2013-79]
- (d) **Residential Rental Units:** Any unit in an apartment house, duplex, condominium or a single family home that is rented or available for rent located in the City of Bloomington. [Ord. No. 2013-79]
- (e) **Rent:** The consideration, including any payment, deposit, benefit, service, bonus or gratuity, bargained for, demanded, accepted or received by an owner for or in exchange for the use or occupancy of a residential rental unit. [Ord. No. 2013-79]
- (f) **Rental Inspection Pool:** A group of buildings containing residential rental units subject to periodic, systemic inspection. The pool shall consist of buildings in one or more of the following categories:
 - (1) Buildings having a rental inspection program rating of B, C or D upon the date of the passage of this ordinance; or
 - (2) Buildings given an unacceptable rating as defined in this section; or
 - (3) Buildings that are the subject of substantiated complaints involving one or more life, health or safety related code violations that pose a threat to tenants or the public, involving numerous, less serious property maintenance code violations; or
 - (4) Buildings converted to rental units, other than new buildings. [Ord. No. 2013-79]
- (g) **Unacceptable Building:** A building having one or more code violations that pose a threat to the life, health or safety of tenants or the public, or a building with numerous property maintenance code violations. [Ord. No. 2013-79]

SEC. 900.3 REGISTRATION.

- (a) Except as otherwise provided in this section, every owner of a building containing residential rental units, vacant or occupied, shall file annually a registration statement with the Department of Community Development on forms provided by the Department. Registration periods are concurrent with the calendar year, beginning on January 1 and ending on December 31. Registration statements must be filed prior to January 1 of the year for which registration is sought, unless registration of a building is transferred, in which case the new owner is required to register within 30 days of said transfer as provided in paragraph (e) of this section. Owners who fail to register rental property as required herein, or as provided in paragraph (e) of this section, shall be subject to a fine of not less than \$50, nor more than \$500 for each day the building remains unregistered, regardless of whether the building is occupied. [Ord. No. 2017-96]

- (b) An owner of a single family residence will be exempted from this requirement for a particular building if the owner files a sworn statement with the City of Bloomington attesting to its status as an owner-occupied building or its status as a vacant building that is not intended to be rented. [Ord. No. 2005-112]

- (c) Once a single family home is registered as a rental, it must be registered every year unless occupied by the owner or vacated and the owner does not intend to rent the single family home. A sworn statement by the owner must be filed with the City of Bloomington attesting to its status as an owner-occupied single family home or its status as a vacant single family home that is not intended to be rented. Any outstanding violations may be recorded with the McLean County Recorder of Deeds. [Ord. No. 2013-79]

- (d) The provisions of this section shall not apply to the following:
 - (1) Owner occupied single family homes and that portion of a duplex or multifamily structure occupied by the owner.
 - (2) Condominiums (owner/occupied only).
 - (3) Hotels and Motels as defined in Chapter **44**, § **44-1609**.
 - (4) Nursing Homes as defined in Chapter **44**, § **44-1615**.
 - (5) Housing operated by the Bloomington Housing Authority.
 - (6) Rooming houses as defined in Chapter **44**, § **44-1619**.
 - (7) Bed-and-breakfast establishments as defined in Chapter **44**, § **44-1603**.
 - (8) Community reception establishments as defined in Chapter **44**, § **44-1604**. [Ord. No. 2005-112]
 - (9) Contract sales of single family residential structures provided that such contract or a Memorandum of Contract is recorded with the McLean County Recorder and that a copy of the contract for deed or Memorandum of Contract is provided to the Department of Community Development. [Ord. No. 2017-96]

- (e) Transfer of ownership. Registration is not transferable. All buildings must be registered and the registration fee paid by the new owner within 30 days of transfer of ownership. New owners who fail to register as required by this paragraph shall, after the thirty-day grace period, be considered to have failed to register and, upon conviction thereof, be subject to a fine of not less than \$50, nor more than \$500, for each day beyond the grace period the building remains unregistered, regardless of whether the building is occupied. [Ord. No. 2008-67]

- (f) Information Required. The registration statement shall include:
 - 1. The address of the building.
 - 2. The type of building and number of units and addresses for each unit, e.g. "1," "A," "upper."
 - 3. The name, street address, mailing address, and telephone number of the owner of the building.
 - 4. If the owner of the building is not an individual or a partnership, but is a corporation, limited liability company, land trust or other legal entity, the registration statement shall contain the name, street address, and mailing address of the registered agent or trustee. If this information is not included on the registration statement, it will not be considered complete and the owner may be subject to penalties as provided in this section.

5. The name, street address, mailing address and telephone number of the person preparing the registration statement and a certification by that persons that the information on said statement is true and correct to the best of that person's information, knowledge and belief. Any registration statement that lacks this certification will be considered incomplete and the owner may be subject to penalties for failure to register the property as provided in this section.
6. The name of any buyer on a contract for deed. A copy of the contract shall be provided to the Department of Community Development. [Ord. No. 2017-96]
- (g) The Director of Community Development may, at any time, require additional relevant information of the owner or owner's agent to clarify items on the application for registration statement. [Ord. No. 2017-96]
- (h) Owners required to register shall pay a fee for each registration as provided in Section 900.13. Registration statements will not be considered completed unless accompanied by the required fee. Registrations filed after March 1st shall be assessed a late filing fee in the amount provided in Section 900.13 in addition to any other fines or penalties provided in this section. [Ord. No. 2013-79]
- (i) All registration statements must be signed by a person who is either the owner of the property or a person acting with authority from the owner in matters related to the maintenance and control of the property. The person signing the form certifies:
 1. That they have personal knowledge that the statements contained in the form are true and correct.
 2. That they are either the owner of the property or a person acting with direct authority from the owner in matters pertaining to the control and maintenance of the property. [Ord. No. 2013-79]
- (j) Any person who provides false information on the registration statement shall be subject to a fine of not less than \$500 nor more than \$1,000 for each false statement made on the registration application in addition to the fees provided in Section 900.13. [Ord. No. 2013-79]

SEC. 900.4 INSPECTION.

- (a) All buildings in the rental inspection pool as defined in Section 900.2(f) shall be inspected to determine if they comply with all applicable codes. Based upon the inspection, each building will be rated as acceptable or unacceptable as those terms are defined in Sections 900.2(a) and (g), respectively.
- (b) Buildings in the rental inspection pool shall be inspected on a rotating basis, prioritizing for inspection those buildings that have not received a rental inspection for the greatest length of time. Notwithstanding the rotating nature of the rental inspection pool, a building may be inspected earlier than its place in the rotation if the Director of Community Development certifies that, based upon the number and/or serious nature of code complaints pertaining to a building, inspection is necessary to protect the life, health or safety of tenants or the public. [Ord. No. 2017-96]
- (c) Nothing in this Section 900 shall be construed to prevent the Department of Community Development from responding to property maintenance complaints received by the department as they pertain to a particular building or premises. [Ord. No. 2017-96]

SEC. 900.5 INSPECTION NOTICE REQUIREMENTS.

- (a) The code official shall send notice of the date and time that the inspection of a building listed in the rental inspection pool is to take place to the Owner or Owner's Agent at least 15 days prior to the scheduled inspection date. [Ord. No. 2013-79]
- (b) Upon receipt of the notice of inspection, the owner or owner's agent will have 10 business days to contact the code official to reschedule the inspection. The maximum extension allowed shall be 10 business days from the date specified on the original inspection notice. Failure to appear at a rental inspection shall subject the owner, owner's agent, or both, to penalties as provided in Section 900.7 of this section. [Ord. No. 2013-79]
- (c) Notices shall be mailed to the business address provided on the registration statement. The owner of a building is responsible for notifying the Department of Community Development of any and all changes of address pertaining to the registration of a building. [Ord. No. 2017-96]
- (d) Notices of Inspection shall advise the owner/tenant of his or her right to refuse inspection of the building and the City's right to seek the issuance of an administrative search warrant in the event of any such refusal. No inspection of an occupied building shall occur without the consent of the tenant/occupant unless an administrative search warrant is obtained. [Ord. No. 2013-79]
- (e) The owner, or owner's agent will be notified of inspection results and whether the building has been classified as an acceptable or unacceptable building within five business days of the inspection. Inspection results will be in the form provided in Chapter **45**, Section 107.2 with the additional requirement that they shall include the amount of fines applicable to all code violations noted in the results in the event said violations are not remedied in the time provided in the report of inspection results. [Ord. No. 2013-79]

SEC. 900.6 OWNER'S RESPONSIBILITIES FOR INSPECTION.

- (a) It shall be the responsibility of the owner, the owner's agent or the occupant to be present at the time scheduled for a rental inspection in order to provide access for the inspection. [Ord. No. 2013-79]
- (b) Access is required for all units in a building at the scheduled time of inspection. Failure to grant full access to the building at the scheduled time of the inspection may be deemed a refusal of the inspection and the City may apply to the Circuit Court for an administrative search warrant. Failure to grant full access to the building at the time of inspection shall also subject the owner to a fine for missed inspection as provided in Section 900.7 of this section. [Ord. No. 2013-79]
- (c) Any owner who fails to register a building as required by Section 900.3 shall be deemed to consent to receive by posting at the building any and all notices of code violations concerning the building. [Ord. No. 2013-79]
- (d) Owners or their Agents shall contact the City at least seven business days prior to a scheduled inspection if they are unable to obtain their tenants' consent to the inspection. Failure to do so will be considered a missed inspection and shall subject the owner, owner's agent, or both to penalties as provided in Section 900.7. [Ord. No. 2013-79]

SEC. 900.7 PENALTIES.

- (a) Every day that any building required to be registered by Section 900.3 remains unregistered shall constitute a separate offense and shall, upon conviction thereof, subject the owner, owner's agent, or both to a fine of not less than \$50 nor more than \$500 per day. [Ord. No. 2013-79]

- (b) Any person who provides false information on a registration statement shall be subject to a fine of not less than \$500 nor more than \$1,000 for each false statement. [Ord. No. 2013-79]
- (c) Any owner or owner's agent found to have missed an inspection as set forth in Section 900.6 shall be subject to a fine of not less than \$250 nor more than \$500 for each offense. [Ord. No. 2013-79]

SEC. 900.8 ASSESSMENT OF PENALTIES ON PAST DUE ACCOUNTS.

Any fees, debts, accounts receivable or other payments due to the Department of Community Development which remain unpaid for more than 30 days after the due date set forth in the first demand for payment sent by the City to the debtor, shall have an interest penalty of 10% per month assessed on the unpaid principal of such fee, debt, account receivable or other payment. These penalties may be waived, reduced, or otherwise settled by the Director of Community Development. [Ord. No. 2017-96]

SEC. 900.9 APPEAL PROCESS.

An owner or other person aggrieved by any action taken by the City pursuant to this section may appeal the decision before the Property Maintenance Review Board as provided in Chapter 45, Section 1000.0 et seq. [Ord. No. 2013-79]

SEC. 900.10 SEVERABILITY.

If any section, subsection, paragraphs, sentence, clause or word of this ordinance shall be held to be invalid, either on its face or as applied, the invalidity of such provision shall not affect the other sections, subsections, paragraph, sentences, clauses or words of this ordinance, and the application thereof; and to that end the sections, subsections, paragraph, sentences, clauses, and words of this section shall be deemed severable. [Ord. No. 2013-79]

SEC. 900.11 ENFORCEMENT.

- (a) The Director of Community Development or his or her designee shall enforce the provisions of this section and, in addition to any other remedies provided by law, may apply to the Corporation Counsel for prosecution of owners who fail to comply. [Ord. No. 2017-96]
- (b) The code official may refuse to issue any permit required under the Code for any construction, alteration, installation, razing or other work done in or on any building covered by this section, unless the owner or other applicant for such permit has a current registration statement on file with the City. [Ord. No. 2013-79]
- (c) The code official may refuse to issue any permit required under the Code for construction, alteration, installation, razing or other work done in or on any building containing rental units for which fines pertaining to Code violations remain unpaid until the total amount of said fines, together with any court costs, as well as any unpaid accounts or bills for water service or other City services to said building are paid in full. [Ord. No. 2013-79]

SEC. 900.12 OTHER REMEDIES.

Nothing in this section shall prevent the City from taking action under any applicable City code or ordinance for any violation thereof or limit the right or authority of the City to seek injunctive relief or other appropriate legal remedy for any violation of such code or ordinance. [Ord. No. 2013-79]

SEC. 900.13 FEES.

- (a) The City shall assess the fees, as set forth in the Schedule of Fees, for registrations and inspections required by this section [Ord. No. 2018-89].
- (b) Any fees due and owing shall be added to the yearly registration fee and must be paid in full at the time of registration. [Ord. No. 2013-79]

SEC. 1000.0 PROPERTY MAINTENANCE REVIEW BOARD.

SEC. 1000.1 PURPOSE.

The Property Maintenance Review Board is hereby established:

1. To conduct public hearings and decide duly initiated appeals from any order, requirement, decision or determination made by the Director of Community Development or code enforcement officials in the enforcement of Chapter **45** of the Bloomington City Code. Appeals should be based on the grounds that:
 - (a) The true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted;
 - (b) The provisions of this chapter **45** do not fully apply; or
 - (c) The requirements of this code are fully satisfied by other means.
2. Interpretation of the Property Maintenance Code, Chapter **45** of the City Code and related amendments.
3. The making of recommendations to the City Council concerning amendments to the Property Maintenance Code, Chapter **45**. [Ord. No. 2017-96]

SEC. 1000.2 MEANS OF APPEAL.

1. Any person directly affected by a decision of the code official or a notice or order issued under Chapter **45** of the City Code shall have the right to appeal, provided that a written application for the appeal is filed within 15 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are fully satisfied by other means.
2. Applications for an appeal shall be accompanied by a filing fee of \$100. [Ord. No. 2011-06]

SEC. 1000.3 MEMBERSHIP OF BOARD.

1. The Property Maintenance Review Board shall consist of seven members who are qualified by experience, education and/or training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The code official shall be an ex-officio member but shall have no vote on any matter before the Board. The Board shall be appointed by the Mayor and ratified by the City Council for three-year terms. This term may be extended after the three years for no more than two additional three-year terms. Members of the Board shall serve no more than three consecutive three-year terms (a total of nine years). [Ord. No. 2014-04]
2. Except as provided in Subsection (b), all Board members must be residents of the City of Bloomington. Board membership shall be as follows: [Ord. No. 2014-04]
 - (a) Two contractors in good standing experienced in general construction, remodeling and/or property maintenance. No person named to the Board as a contractor shall, during the term

of his or her membership, also have an ownership, management, or tenant interest in rental property. [Ord. No. 2014-04]

- (b) Two landlords in good standing owning rental property within the City of Bloomington, of which one may reside outside the corporate limits of the City. One landlord member shall be named from each of the following categories:
 - (i) Small - owning not more than 12 units;
 - (ii) Large - owning more than 12 units.
- (c) Two tenants, leasing and residing in dwelling units located within the corporate limits of the City of Bloomington.
- (d) One at-large citizen of the City of Bloomington.
- (e) Disqualification of member - A member shall not hear an appeal in which that member has a personal, professional or financial interest. A member shall resign, or shall be removed from the Board by the Mayor, if that member no longer meets the prescribed standards and requirements of this section. [Ord. No. 2014-04]
- (f) Chairman - The Board shall annually select one of its members to serve as Chairman. [Ord. No. 2014-04]
- (g) Alternate members - The Mayor shall appoint four alternate members who, following ratification of their appointment by the City Council, shall be called by the Board Chairman to hear appeals during the absence or disqualification of a member. All alternate members shall possess the qualifications required for Board membership. One alternate Board member shall be named for each category of membership described in paragraphs (a) through (d) of this section. [Ord. No. 2014-04]

SEC. 1000.4 SECRETARY. The Director of Community Development shall designate a qualified person to serve as secretary to the Board. The secretary shall file a detailed record of all proceedings in the office of the City Clerk. [Ord. No. 2017-96]

SEC. 1000.5 NOTICE OF MEETINGS.

1. The Board shall meet quarterly, upon notice from the Chairman, or within 20 days of the filing of an appeal.
2. Legal notice of an administrative public hearing shall be given not less than three days before the hearing.
3. Courtesy notices may be given by posting the property affected with a sign indicating that a property maintenance action is pending affecting the property and that additional information may be obtained from the Department of Community Development. Courtesy notices may also be given by mailing notice to the residents or tenants of any building or complex directly affected by the appeal, or by mailing notice to owners of properties adjoining or adjacent to the property subject to the appeal. [Ord. No. 2017-96]

SEC. 1000.6 PROCEDURE.

1. All hearings before the Board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.
2. The Secretary of the Board may, at the request of the code official, the appellant or his attorney, issue subpoenas directing witnesses to appear and give testimony at the hearing. Persons who fail to appear at a hearing after having been served with a subpoena shall be

fined by the Board in an amount not to exceed \$500. If such person fails to pay such fine within 30 days of being served notice thereof, and/or continues to fail to appear at a hearing which has been continued, the Board shall have the authority to obtain injunctive relief from the courts to compel the payment of the fine and the attendance of such witness.

3. The Board shall adopt and make available to the public procedures under which hearings will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.
4. If, on the date set for hearing, the appellant or his attorney fails to appear, the Board may find the appellant in default and shall proceed with the hearing and accept evidence relevant to the appeal. [Ord. No. 2011-06]

SEC. 1000.7 TRANSCRIPTS, RECORDS AND COPIES.

1. In the event that any party desires a verbatim transcript of the administrative public hearing, a written request shall be filed with the Chairman of the Property Maintenance Review Board not less than three weeks before the hearing date. Costs of taking such a transcript shall be shared equally between the requesting party and the City. Any party desiring a transcript of the proceedings shall pay any transcription or copying costs.
2. The Board shall make a sound recording of all public hearings and shall retain such recording for not less than six months following the closing of the hearing. [Ord. No. 2011-06]

SEC. 1000.8 BOARD DECISIONS.

1. The Board shall modify or reverse the decision of the code official only upon a concurring vote of a majority of the total number of appointed regular board members. The vote of an alternate board member shall be counted only in the event that member attends a hearing at the request of the Chairman and shall be counted in lieu of the vote of the regular member in whose place he has attended.
2. Records and copies. The decision of the Board shall be recorded. Copies shall be furnished to the appellant and to the code official. The Property Maintenance Review Board shall retain in the office of the City Clerk a copy of every rule, decision or determination made by the Board. [Ord. No. 2011-06]

SEC. 1000.9 NOTIFICATION OF DECISION. Copies of findings and decisions of the Board shall be served by mailing a copy thereof to all parties. [Ord. No. 2011-06]

SEC. 1000.10 COURT REVIEW. All decisions of the Property Maintenance Review Board on appeals initiated hereunder shall be appealable to the courts in the manner provided by law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the City Clerk. [Ord. No. 2011-06]

SEC. 1000.11 STAYS OF ENFORCEMENT. Appeals of notices and orders (other than Imminent Danger and condemnation notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board. [Ord. No. 2011-06]

EXHIBIT B

RECOMMENDED IPMC AND CHAPTER 45 AMENDMENTS

That Bloomington City Code Chapter 45 Property Maintenance Code shall be and the same is hereby amended to read as follows (additions are indicated by underlining; deletions are indicated by strikeouts):

ARTICLE I - ADOPTION OF THE PROPERTY MAINTENANCE CODE

Section 1. Adoption of the International Property Maintenance Code ~~2012~~ 2018.

A certain document, one copy of which is on file in the office of the City Clerk of the City of Bloomington, being marked and designated as "The International Property Maintenance Code, ~~2012~~ 2018" as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance code of the City of Bloomington, in the State of Illinois, for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance, with the Additions, insertions, deletions and changes, if any, prescribed in Article II of this Ordinance.

ARTICLE II – AMENDMENTS, REVISIONS, ADDITIONS, MODIFICATIONS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE ~~2012~~ 2018

SEC. 1000.0 PROPERTY MAINTENANCE REVIEW BOARD.

SEC. 1000.3 MEMBERSHIP OF BOARD.

1. The Property Maintenance Review Board shall consist of seven members who are qualified by experience, education and/or training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The code official shall be an ex-officio member but shall have no vote on any matter before the Board. The Board shall be appointed by the Mayor and ratified by the City Council for three-year terms. This term may be extended after the three years for no more than two additional three-year terms. Members of the Board shall serve no more than three consecutive three-year terms (a total of nine years). [Ord. No. 2014-04]
2. Except as provided in Subsection (b), all Board members must be residents of the City of Bloomington. Board membership shall be as follows: [Ord. No. 2014-04]
 - (a) Two contractors in good standing experienced in general construction, remodeling and/or property maintenance. No person named to the Board as a contractor shall, during the term of his or her membership, also have an ownership, management, or tenant interest in rental property. [Ord. No. 2014-04]
 - (b) Two landlords in good standing owning rental property within the City of Bloomington, of which one may reside outside the corporate limits of the City. One landlord member shall be named from each of the following categories:
 - (i) Small - owning not more than 12 units;
 - (ii) Large - owning more than 12 units.
 - (c) Two tenants, leasing and residing in dwelling units located within the corporate limits of the City of Bloomington.

- (d) One at-large citizen of the City of Bloomington.
- (e) Disqualification of member - A member shall not hear an appeal in which that member has a personal, professional or financial interest. A member shall resign, or shall be removed from the Board by the Mayor, if that member no longer meets the prescribed standards and requirements of this section. [Ord. No. 2014-04]
- (f) ~~Chairman~~ Chairperson - The Board shall annually select one of its members to serve as ~~Chairman~~ Chairperson . [Ord. No. 2014-04]
- (g) Alternate members - The Mayor shall appoint four alternate members who, following ratification of their appointment by the City Council, shall be called by the Board Chairman to hear appeals during the absence or disqualification of a member. All alternate members shall possess the qualifications required for Board membership. One alternate Board member shall be named for each category of membership described in paragraphs (a) through (d) of this section. [Ord. No. 2014-04]

INTERNATIONAL BUILDING CODE AMENDMENTS (IPMC 2012 - IPMC 2015 -IPMC 2018)			ADDITION/DELETION/MODIFICATION/CLARIFICATION
ADMINISTRATION	CHAPTER 1		
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
101.2	SCOPE	MODIFICATION	ADDED AUTHORIZED AGENT FOR RESPONSIBILTY OF PREMISES
102.2	MAINTENANCE	MODIFICATION	ADDED AUTHORIZED AGENT FOR RESPONSIBILTY OF PREMISES
102.3	APPLICATION OF OTHER CODES	MODIFICATION	ADDED REFERENCE TO "INTERNATIONAL EXISTING BUILDING CODE"
103.4	LIABILITY	MODIFICATION	ADDED "CIVILLY OR CRIMINALLY"
103.4.1	LEGAL DEFENSE	MODIFICATION	AMMENDED SEC. 103.4 TO BE TWO CODE SECTIONS
104.3	RIGHT OF ENTRY	MODIFICATION	ADDED AUTHORIZED AGENT FOR RESPONSIBILTY OF PREMISES
105.1	MODIFICATIONS	MODIFICATION	ADDED AUTHORIZED AGENT FOR RESPONSIBILTY OF PREMISES
105.2	ALTERNATIVE MATERIALS, DESIGN AND METHODS	ADDITION	ADDED SENTENCE FOR WHAT TO DO WHEN CONSTRUCTION IS NOT APPROVED
105.2	ALTERNATIVE MATERIALS, DESIGN AND METHODS	CLARIFICATION	REVISED DEFINITIONS AND NEW REQUIREMENTS FOR ALT. MAT. DESIGN AND METHODS
107.2	FORM	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
107.6	TRANSFER OF OWNERSHIP	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
108.2	CLOSING OF VACANT STRUCTURES	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
108.2.1	AUTHORITY TO DISCONNECT SERVICE UTILITIES	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
108.3	NOTICE	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
108.6	ABATEMENT METHODS	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
109.5	COSTS OF EMERGENCY REPAIRS	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
110.1	GENERAL	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
110.3	FAILURE TO COMPLY	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
112.2	ISSUANCE	MODIFICATION	ADDED OWNER'S AUTHORIZED AGENT
DEFINITIONS	CHAPTER 2		
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
202	GENERAL DEFINITIONS (APPROVED)	MODIFICATION	CHANGED DEF. FROM "APPROVED TO ACCEPTABLE"
202	GENERAL DEFINITIONS (COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS)	ADDITION	ADDED DEF OF "COST OF SUCH DEMOLITION OR EMERGENCY REPAIR"
202	GENERAL DEFINITIONS (HISTORIC BUILDING)	ADDITION	ADDED DEF OF "HISTORIC BUILDING"
202	GENERAL DEFINITIONS (INFESTATION)	MODIFICATION	ADDED "RODENTS"
202	GENERAL DEFINITIONS (LABELED)	MODIFICATION	CHANGED "INSPECTION AGENCY TO APPROVED AGENCY"
202	GENERAL DEFINITIONS (PUBLIC WAY)	CLARIF/ADD	CLARIFY "UNOBSTRUCTED" ; ADDED CLEAR WIDTH AND HIGHT OF 10 FEET
202	GENERAL DEFINITIONS (STRUCTURE)	MODIFICATION	REMOVED "OR A PORTION THEREOF"
GENERAL REQUIREMENTS	CHAPTER 3		
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
NO CHANGES IN CHAPTER 3 FROM 2012 TO 2018			
LIGHT, VENTILATION, AND OCCUPANCY LIMITATIONS	CHAPTER 4		
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY

NO CHANGES IN CHAPTER 4 FROM 2012 TO 2018			
PLUMBING FACILITIES AND FIXTURE REQUIREMENTS CHAPTER 5			
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
505.5	NONPOTABLE WATER REUSE SYSTEMS	ADDITION	ADDED NEW CODE SECTION 505.5
505.5.1	ABANDONMENT OF SYSTEMS	ADDITION	ADDED NEW CODE SECTION 505.5.1
MECHANICAL AND ELECTRICAL REQUIREMENTS CHAPTER 6			
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
603.1	MECHANICAL EQUIPMENT AND APPLIANCES	MODIFICATION	CHANGED SECTION HEADING TO "MECHANICAL EQUIPMENT AND APPLIANCES"
FIRE SAFETY REQUIREMENTS			
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
703.1	FIRE-RESISTANCE-RATED ASSEMBLIES	MODIFICATION	MAINTAINING INTEGRITY OF REQUIRED FIRE RATED ASSEMBLIES
703.2	UNSAFE CONDITIONS	ADDITION	MAINTAINING FIRE RESISTANT COMPONENTS TO ORIGINAL LEVEL OF SAFETY
703.3	MAINTENANCE	ADDITION	OWNER REQUIREMENTS FOR MAINTENANCE OF FIRE RATED COMPONENTS AND ASSEMBLIES
703.3.1	FIRE BLOCKING AND DRAFT STOPPING	ADDITION	MAINTENANCE REQUIREMENTS FOR FIREBLOCKING
703.3.2	SMOKE BARRIERS AND SMOKE PARTITIONS	ADDITION	MAINTENANCE REQUIREMENTS FOR SMOKE BARRIERS
703.3.3	FIRE WALL, FIRE BARRIERS, AND FIRE PARTITIONS	ADDITION	MAINTENANCE REQUIREMENTS FOR FIRE WALLS
703.4	OPENING PROTECTIVES	MODIFICATION	2018 IPMC RE-WRITE AND RE-NUMBER OF CODE SECTION 703.2 TO 703.4
703.4.1	SIGNS	ADDITION	SIGNAGE REQUIREMENTS FOR FIRE RATED DOORS
703.4.2	HOLD-OPEN DEVICES AND CLOSERS	ADDITION	MAINTENANCE REQUIREMENTS FOR FIRE RATED DOOR DEVICES
703.4.3	DOOR OPERATION	ADDITION	MAINTAINING FIRE DOOR SWING REQUIREMENTS
703.5	CEILINGS	ADDITION	MAINTAINING ACOUSTICAL CEILINGS THAT ARE PART OF A FIRE RATED SYSTEM
703.6	TESTING	ADDITION	FIRE DOOR TESTING REQUIREMENTS
703.7	VERTICAL SHAFTS	ADDITION	FIRE PROTECTION REQUIREMENTS FOR VERTICAL SHAFTS
703.8	OPENING PROTECTIVE CLOSERS	ADDITION	MAINTAINING SELF CLOSING OPENINGS
704.1	INSPECTION, TESTING AND MAINTENANCE	ADDITION	REQUIREMENTS FOR FIRE DETECTION, ALARMS AND EXTINGUISHING SYSTEMS
704.1.1	INSTALLATION	ADDITION	FIRE PROTECTION SYSTEM INSTALLATION REQUIREMENTS
704.1.2	FIRE DEPARTMENT CONNECTION	ADDITION	2015 IPMC ADDED NEW CODE SECTION 704.1.2 ELIMINATED IN 2018 IPMC
704.1.2	REQUIRED FIRE PROTECTION SYSTEMS	ADDITION	REFERENCE TO IFC AND IBC CODES FOR FIRE PROTECTION SYSTEMS
704.1.3	FIRE PROTECTION SYSTEMS	ADDITION	FIRE PROTECTION SYSTEMS REQUIRING INSPECTION AND MAINTENANCE
704.2	SINGLE- AND MULTIPLE-STATION SMOKE ALARMS	ADDITION	2015 IPMC ADDED NEW CODE SECTION 704.2 ELIMINATED IN 2018 IPMC
704.2	STANDARDS	ADDITION	FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS
704.2.1	WHERE REQUIRED	ADDITION	2015 IPMC ADDED NEW CODE SECTION 704.2.1 ELIMINATED IN 2018 IPMC
704.2.1	RECORDS	ADDITION	FIRE SYSTEM RECORD REQUIREMENTS
704.2.1.1	GROUP R-1	DELETION	ELIMINATED IN 2018 IPMC
704.2.1.2	GROUPS R-2, R-3, R-4 AND I-1	DELETION	ELIMINATED IN 2018 IPMC
704.2.1.3	INSTALLATION NEAR COOKING APPLIANCES	DELETION	ELIMINATED IN 2018 IPMC
704.2.1.4	INSTALLATION NEAR BATHROOMS	DELETION	ELIMINATED IN 2018 IPMC

704.2.2	INTERCONNECTION	DELETION	ELIMINATED IN 2018 IPMC
704.2.2	RECORDS INFORMATION	ADDITION	FIRE SYSTEM RECORD REQUIREMENTS
704.2.3	POWER SOURCE	DELETION	ELIMINATED IN 2018 IPMC
704.2.4	SMOKE DETECTION SYSTEM	DELETION	ELIMINATED IN 2018 IPMC
704.3	SYSTEM OUT OF SERVICE	ADDITION	FIRE DEPT AND CODE OFFICIAL NOTIFICATION REQUIREMENTS
704.3.1	EMERGENCY IMPAIRMENTS	ADDITION	EMERGENCY ACTION REQUIREMENTS
704.4	REMOVAL OF OR TAMPERING WITH EQUIPMENT	ADDITION	UNLAWFUL TAMPERING CODE
704.4.1	REMOVEAL OF OR TAMPERING WITH APPURTENANCES	ADDITION	UNLAWFUL TAMPERING CODE
704.4.2	REMOVEAL OF EXISTING OCCUPANT-USE HOSE LINES	ADDITION	
704.4.3	TERMINATION OF MONITORING SERVICE	ADDITION	NOTICE OF TERMINATION REQUIREMENTS
704.5	FIRE DEPARTMENT CONNECTION	ADDITION	FD CONNECTION REQUIREMENTS
704.5.1	FIRE DEPARTMENT CONNECTION ACCESS	ADDITION	FD CONNECTION ACCESS REQUIREMENTS
704.5.2	CLEAR SPACE AROUND CONNECTIONS	ADDITION	CLEAR SPACE REQUIREMENTS
704.7	SINGLE- AND MULTIPLE-STATION SMOKE ALARMS	ADDITION	ALARM TESTING AND MAINTENANCE
705.1 & 705.2	CARBON MONOXIDE ALARMS AND DETECTION	ADDITION	CARBON MONOXIDE ALARMS AND DETECTION REQUIREMENTS
REFERENCED STANDARDS CHAPTER 8			
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY
APPENDIX A - BOARDING STANDARD			
SECTION NUMBER	SECTION HEADING	AMENDMENT	SUMMARY