



Alachua County Housing and Maintenance Code Update Adoption Public Hearing

September 13, 2022

Board of County Commissioners

Housing and Maintenance Code Update

- Alachua County Code Chapter 332 Housing, Article 1 Standard Housing Code references the Standard Housing Code 1991 edition.
- Update with the International Property Maintenance Code (IPMC), a model code published by the International Code Council (ICC) with some modifications.

International Property Maintenance Code (IPMC)

- IPMC will establish minimum requirements for existing buildings and properties.
- Enforcement will be through the County's existing code enforcement processes.
- Adoption of the IPMC by the County will be with some exclusions and amendments.

Proposed Ordinance

- Changes the definition of dangerous structure in current County Code to match that in the IPMC (111.15),
- Does not include adoption of IPMC sections on:
 - Right of entry, Appeals, Board of Appeal, Violations, Vacant Structures and land, Weeds, Vehicles, Enclosures (pools), Rubbish and Garbage, and others
 - Fire Safety Requirements except for requiring smoke and carbon monoxide detectors.
- Amends Unified Land Development Code references to the old standard housing code.

Housing and Maintenance Code Requirements

- Foundation should be free of cracks and supporting the structure
- Structure should not have deterioration
- Exterior walls should be free of holes, cracks, rotting material
- Paint should not be peeling, flaking or chipped*
- Exterior and interior stairs, porches, guard rails should be free of damage and secure

Housing and Maintenance Code Requirements

- Windows easily opened and capable of being held in position
- Exterior doors have working locks that secure the doors
- Windows have screens
- Bathroom in every dwelling unit
- Plumbing in good working order

Housing and Maintenance Code Requirements

- Hot and cold water to kitchen and bathrooms
- Smoke detectors, carbon monoxide detectors
- A/C if provided in good working order
- Heat in good working order
- Free of insect and rodent infestation



Recommended Action

Approve the ordinance updating the County's Housing and Maintenance Code, adopting the International Property Maintenance Code, 2021 edition in part, and in place of the Standard Housing Code, and amending the Alachua County Code and the ULDC related to the adoption.