

Division of Code Enforcement: General Operations and Future Considerations

Planning and Public Safety Committee Meeting

Tuesday February 9th, 2016

1:00pm

Department of Planning, Preservation, and Development

Division of Code Enforcement

General Operations

Primary Goal

- **Cooperative Compliance and Safety**
 - Code enforcement (CE) works with property owners, renters, business owners, civic groups and other governmental entities to ensure Lexington stays one of the safest and most beautiful cities in the United States.
 - CE hopes to accomplish this by working with these groups to ensure property owners adhere to all laws/ordinances that apply to the maintenance of all property in Fayette County.
 - A vast majority of violations come to the attention of Code Enforcement via citizens based complaints.



General Operations

Code Enforcement Addresses Four Specific Areas

- **Housing:** Property fails to meet International Property Maintenance Code Standards and/or Chapter 12 of the Code of Ordinances. (\$100-\$2,000+)
- **Nuisance:** Notices are issued for tall grass, weeds, junk vehicles, indoor furniture outdoors, trash and debris and other violations of Chapter 17 of the Code of Ordinances. (\$100-\$1,000 and/or Abatement Cost)
- **Sidewalks:** Issued when sidewalks require repair, replacement due to a safety issue. (\$10psf,max. \$500)
- **Temporary Signage:** Right-of-Way/Governmental Property



General Operations

Possible Actions Taken

- **Repair Notice/Abatement Notice**
 - Owner is initially provided 14N-30H days to address violations. (emergency nuisance abatement)
 - If Compliance is achieved in the allotted time frame, no other action is taken.
 - If appealed, an Appeals Hearing will occur.
 - If Property owner takes steps to address the violations, provides a reasonable work schedule and/or provides a justifiable reason why the repairs may be hindered (i.e. medical issues, weather related, etc.) an extension may be provided.



General Operations

Possible Actions Taken

■ Civil Penalties/Abatement Costs/Liens

- The Property owner is provided 10N/20H days to appeal the civil penalty. If they do appeal, an Appeals Hearing will take place. If they do not, they have 30 days to pay the civil penalty or abatement costs.
- Additional civil penalties may be issued on 14N-30H day intervals if compliance has not been gained or extension has not been provided.
- May be dismissed based by Appeals Hearing Officer or held in abeyance with a documented, justifiable reason; a clearly defined work schedule and director approval.
- If payment is not received in the time allocated, the outstanding fund balance will be assessed as lien against the property. Unfortunately an accumulation of Liens may result in foreclosure.



Future Considerations

Leadership Goals

- Code Enforcement Database
- Reorganization of Personnel and Assignments
- Standardization and Consistency in Operations
- Update Code of Ordinances and Move to 2015 International Property Management Code
- Public Education and Outreach Programs
- Increased Training and Development of Officers and Supervisors



Future Considerations

Leadership Goals

- Assistance Programs and Community Partnerships
- Vacant Property Commission
- Appeal Hearings
- Reduction of Outstanding Liens
- Research and Consider Current/Future Trends



Code Enforcement Database

Goals

- Transparency
- Focused on standardization and documentation.
- Access in the field.
- Data validation
 - Parcels and Addresses
 - Ownership Information



Code Enforcement Database

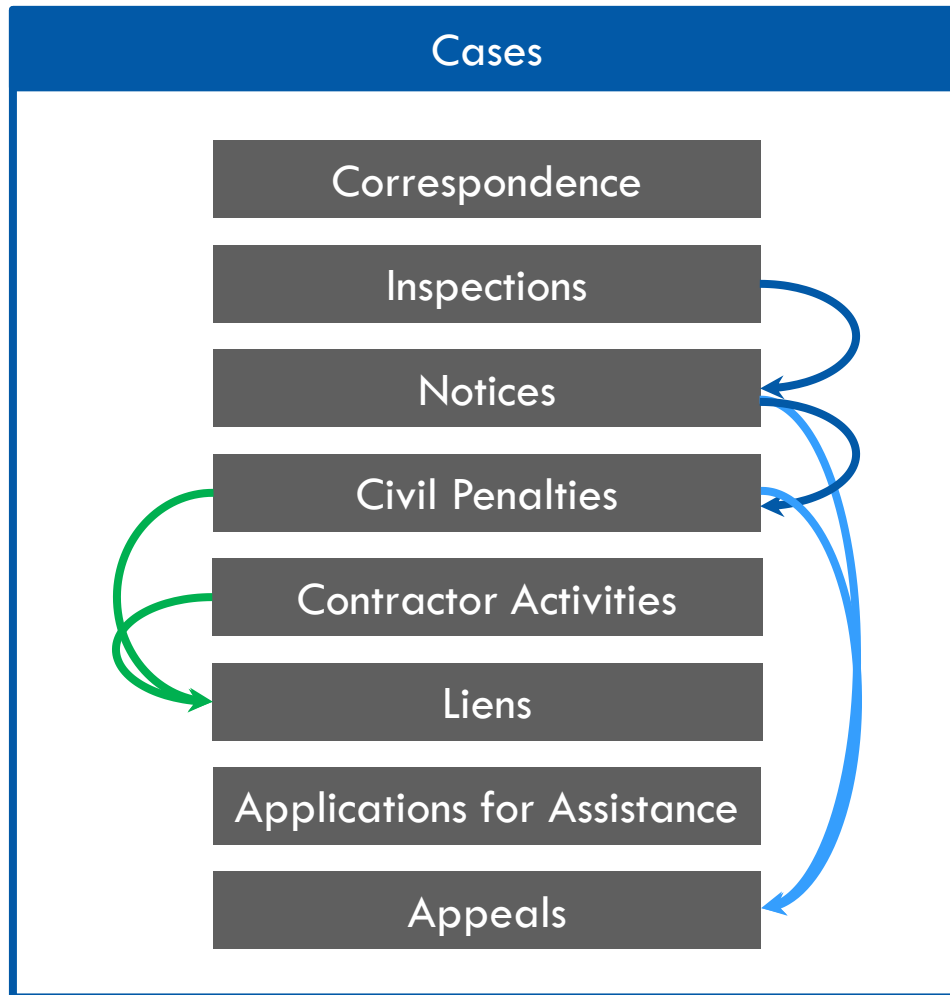
System Information

- 100% Cloud Solution
 - Accessible from any computer or mobile device.
 - No servers to maintain or upgrade.
- Annual cost of ~\$27,000
- Expected to be fully implemented in Spring 2016.



Code Enforcement Database

Data Model and Workflow



Code Enforcement Database

Approval Processes

- Case Closure (Supervisor)
- Extension Notices (Supervisor)
- Civil Penalties (Supervisor)
- Demolition Notices (Director)
- Liens (Director)



Code Enforcement Database

Automation

- Integration with LexCall
 - Complaints automatically create and update cases.
 - Case status changes are sent back to LexCall
- Automatic Case Assignment
 - Cases are automatically assigned by geographic area.
- Automatic Task Assignment
 - Events trigger tasks assignments to inspector.
- Comprehensive Inspection System
 - Inspectors are guided through a standardized inspection process.



Code Enforcement Database

Transparency

- Data will be publicly available.
 - Public site to view case information.
 - Released as open data.
 - New data will be used to create a better experience for users of tools like CityGram.





Code Enforcement Cases

Code Enforcement Cases

My Cases

More

CE-2015-00051

Address:	232 TAYLOR DR
Record Type:	Housing Case
Status:	Open
Status Detail:	Complaint Received
Created Date:	12/4/2015 8:50 AM
Last Modified Date:	12/4/2015 7:20 PM
Owner Alias:	JHoll

Verizon 11:45 AM 23%

lexingtonky.lightning.force.com

232 TAYLOR DR
Normal · Open · Complaint Received

DETAILS RELATED

CASE INFORMATION

Case Number CE-2015-00051	Owner Jonathan Hollinger
Address 232 TAYLOR DR	Created By Jonathan Hollinger , 12/4/2015 8:50 AM
Case Priority Normal	Last Modified By Jonathan Hollinger , 12/4/2015 7:20 PM
Status Open	
Status Detail Complaint Received	
Inspections	

Edit Delete

Verizon 11:52 AM 22%

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232 TAYLOR DR
Normal · Open · Complaint Received

DETAILS RELATED

- Inspector Tasks
- Complaints
- Inspections
- Notices
- Civil Penalties
- Contractor Activities

Edit Delete

Basic Information

Inspection Date

Jan 28, 2016

Inspector

Jonathan Hollinger

Front Left Photo

Take a photo from the from left corner of the property.

Choose File 1 photo

Front Right Photo

Take a photo from the front right of the property.

Choose File 1 photo

Public Sidewalks

Trip Hazards

Front Yard

Grass Over 12"

Trash and Debris

Indoor Furniture Outside

Junk Vehicles

Side Yard

Grass Over 12"

Trash and Debris

Questions?