

South Bethany Charter and Code Committee Meeting
Wednesday, August 22, 2018; 2:00 PM
South Bethany Town Hall

Minutes

Agenda Item 1. Call Meeting to Order – John Fields called the meeting to order at 2:00 PM. Committee members present were; John Fields, Jimmy Oliver, Tim Shaw, George Junkin and Joe Hinks

Agenda Item 2. Review the International Property Maintenance Code (IPMC) for possible inclusion in the South Bethany Code.

Joe Hinks presented property maintenance issues that are not addressed by the current Town Code that would be addresses if the Town included the IPMC. A few of the issues were presented

- Sussex County allows waivers for homeowners to be responsible for structural stability for minor repairs for items such as steps and decks. The County does not inspect these repairs and the Town Code does not have any provisions that allow Joe to ensure that the repairs are structurally stable. Joe has pictures of an external stairway that does not even come close to meeting structural stability standards. It is a safety hazard for anyone who uses it.
- Joe has no authority to address workmanship issues for minor repairs. Joe showed pictures of a house that had holes in the walls covered with paper and then painted to match the color of the walls.
- The above house also had rot and termite issues that he also had no authority to address.
- Homeowners complained about noxious odors coming from dumpsters behind York Beach Mall. Joe had no authority to address this issue.
- Another issue that Joe has no authority to address is standing water on a home owners lot.

Joe suggested that the Town could incorporate all or part of the IPMC into the Town Code and that would give him all the authority he needed.

Since the IPMC is an International Code Council (ICC) code, it has been thoroughly vetted and the Town would not need to go through the process of creating legal words that could be added to the Town Code Chapter 104, Property Maintenance. The Town would only need to add a paragraph to Chapter 104 that incorporates the IPMC.

The Committee then reviewed all chapters of the IPMC to assess if they should be included in the Town Code. The chapters of the IPMC are as follows:

1. Administration
2. Definitions
3. General Requirements
4. Light, Ventilation and Occupancy Limitations
5. Plumbing Facilities and Fixture Requirements

6. Mechanical and Electrical Requirements
7. Fire Safety Requirements
8. Reference Standards

The consensus of the committee was that Chapters 1 and 3 would cover all the issues that Joe had cited. Some of Chapters 2 and 8 would be need to support Chapters 1 and 3.

The consensus of the committee was that Chapter 4 was to put a limit on occupancy. Occupancy was not an issue that the committee wanted to address at this time.

The consensus of the committee was that chapters 5, 6, and 7 sounded like they applied to new construction. They began with words like, “The purpose of this chapter shall govern the minimum *[items]* to be provided. Joe pointed out that the IPMC was for maintenance and what the chapter said was that when you do a repair the repair must meet minimum requirements. Currently Joe has no authority relative to minor repairs relative to these issues and Sussex County does not follow them. However none of Joe’s current issues would be covered by these chapters.

After the above discussion the consensus of the committee was that the Town could add words to Chapter 104 of the Town Code to give Joe the authority that he needed to address the issues that he had presented.

John Fields then assigned to Joe Hinks the task of developing a rough draft of what issues he would want to be incorporated into Chapter 104. Joe could copy and paste from the IPMC or other sources to accomplish his task. The committee would then develop the text that would go into an ordinance.

Agenda Item 3. Public Comment – There was no public present at the meeting to comment.

Agenda Item 4. Adjournment. At 2:50PM George Junkin made a motion to adjourn. The motion was seconded by Jimmy Oliver and was passed unanimously.

Minutes submitted by George Junkin.