

Housing and Neighborhood Development

A decorative horizontal bar consisting of a series of colored rectangular segments in shades of blue, teal, yellow, and black, arranged in a slightly wavy pattern across the width of the page.

Property Maintenance Code



History of the Property Maintenance Code

- First passed in 1961 – Ordinance No. 23
- Updated in:
 - 1968
 - 1971
 - 1972
 - 1978
 - 1979 (administrative)
 - 1993 (administrative)
 - 1997 (administrative)
 - 1998 (administrative)
 - 2003



Number of registered rental units

1972.....937

1982.....7,277

1992.....11,963

2002.....17,512

201121,585



Complaints received regarding rental properties:

Year	Received	Not Valid	% of units w/ valid complaints
2002	156	41	0.0062%
2010	126	36	0.0042%
2011	106	24	0.0038%



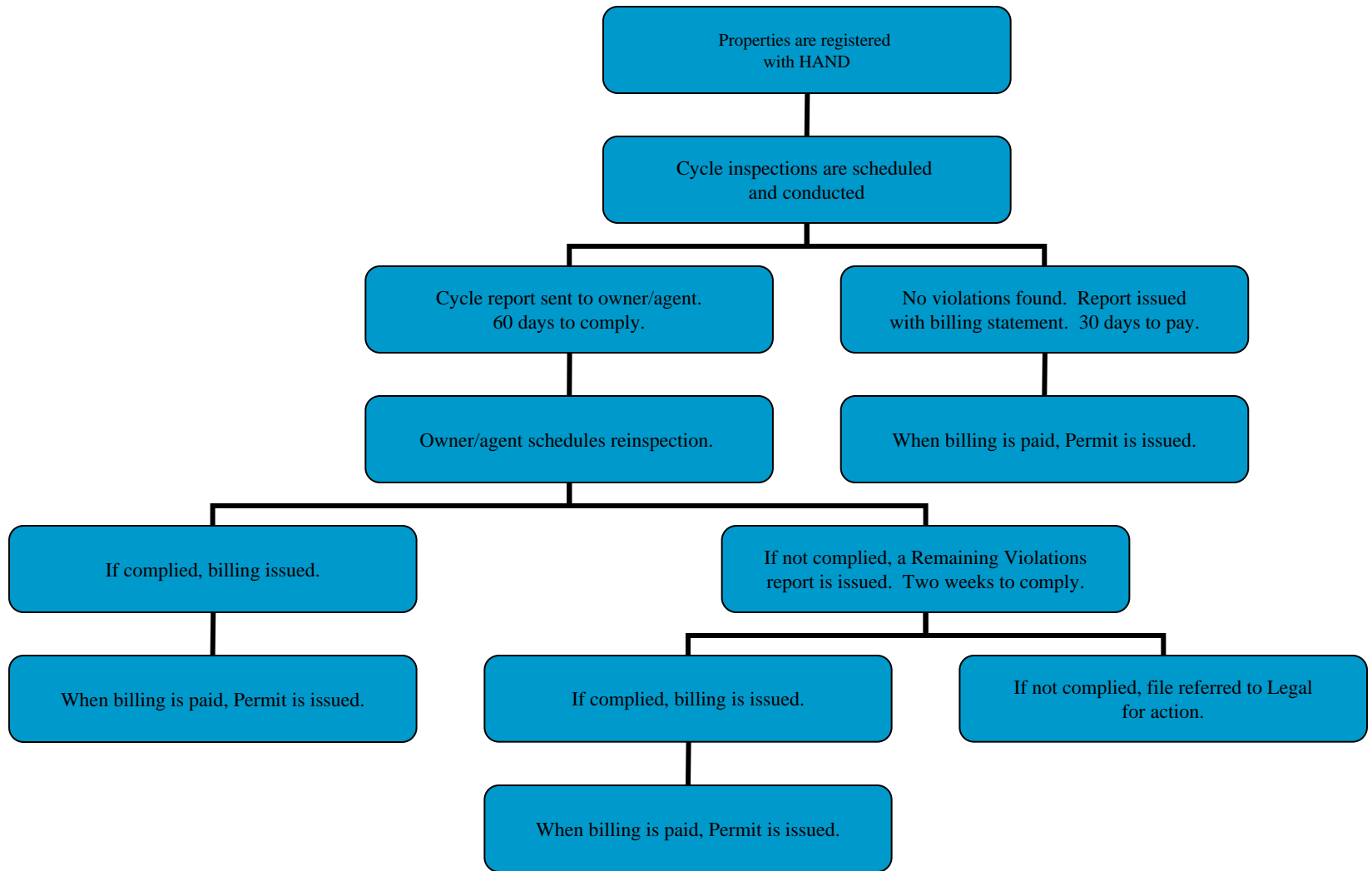
Why have a code?

1. There is no state mandated inspection between the time of construction and when it becomes unsafe.
2. “Mayor John H. Hooker, Jr. warned last summer that many dwelling units occupied by students here are unsafe and unsanitary and said an inspection program of these buildings would be made to head off a possible tragedy.” Herald-Telephone 10/18/68
3. This is a neighborhood program that preserves and protects neighborhoods.



Or to resolve issued like this -- septic failure at an occupied structure.

How it works





Some Things We Look For

Pre-Inspection Addendum:

<http://bloomington.in.gov/media/media/application/pdf/320.pdf>



PM102.2 Any safety system in a building must be maintained and the owner or agent is responsible for that and all other maintenance.



PM105 Provides for alternatives to the strict application of the code.



PM 604.3 Electrical system hazards shall be corrected to eliminate the hazard.



PM302.3 Sidewalks and driveways shall not pose any hazard.



PM404.2 Minimum room dimension at 7 feet.



PM404.3 Sets the ceiling height with the building code.



PM-304.1 states that the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. (Tenant violation)



Questions?