



CITY OF WASHINGTON, ILLINOIS Committee of the Whole Agenda Communication

Meeting Date: May 13, 2024

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Agenda Item: International Property Maintenance Code Adoption and Stagnant Pool Water Code Amendment Discussion

Explanation: Staff occasionally receives code enforcement complaints about stagnant pool water. Generic language exists in Chapter 96.02 (Nuisances) of City Code regarding the duty to maintain private property and staff has been able to use this as a basis for enforcing property violations. However, having language that specifically addresses stagnant pools of water would assist with the enforcement of such violations. The City has also sought the assistance of the Tazewell County Health Department in addressing these cases.

Similar or identical language exists in the codes of other Illinois municipalities, including the Cities of East Peoria and Pekin. Below is comparable language that staff would recommend be adopted to address these violations:

“Any stagnant pool of water in the city limits is hereby declared to be a nuisance. It shall be unlawful for any person to permit any such nuisance to remain or exist on any property under his or her control.”

Additionally, while the City has previously adopted and enforces some of the International Code Council’s (ICC) regulations pertaining to building construction, the City has not adopted the ICC International Property Maintenance Code (IPMC). The IPMC establishes “minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.” The IPMC is referenced in both the International Building Code and International Residential Code, so the City already pseudo-enforces it. However, staff feels that its full adoption would allow for another means in which to ensure a minimal level of property and building maintenance. The most recent version is the 2021 IPMC. Each area municipality that has adopted and enforces building codes also enforces a version of the IPMC with the exception of the Village of Eureka.

The IPMC also addresses the maintenance of swimming pools, spas, and hot tubs as follows in Section 303.1:

“Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.”

Fiscal Impact: There does not figure to be much additional expenditure as a result of adopting the IPMC and having stronger stagnant pool water language. Staff estimates that 2-3 complaints are received annually for stagnant pool water. The City may occasionally have to adjudicate such cases with the City’s Hearing Officer to seek abatement.

Action Requested: Feedback on a draft code amendment pertaining to the handling of stagnant pool water and the adoption of the 2021 IPMC at the May 13 Committee of the Whole meeting. Should there be consensus to move forward with either or both, a first reading ordinance will be scheduled for an upcoming City Council meeting.