



AUSTINCODE

DEPARTMENT

2021 International Property Maintenance Code Amendments

Community Engagement Summary

Background

The International Property Maintenance Code (IPMC) is a model code that regulates the minimum maintenance requirements for existing residential and commercial buildings. The IPMC is intended to establish minimum standards for basics such as structural conditions, lighting, ventilation, sanitation, and fire safety.

Plan Overview

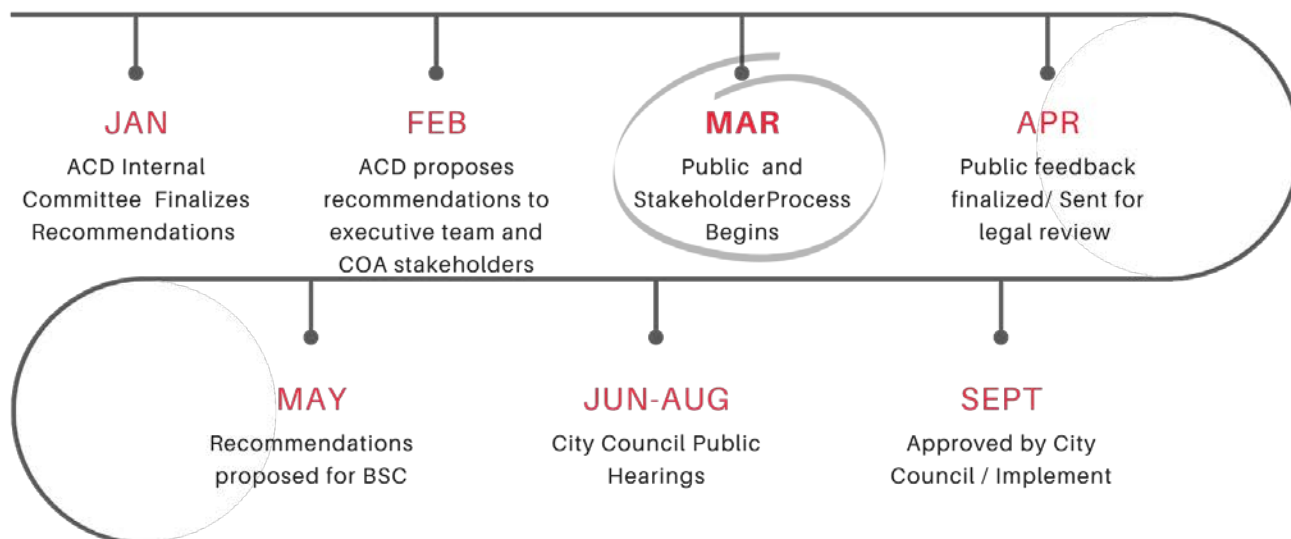
The purpose of this Communication plan is to describe the communication and public input needs as the department proposes and implements local amendments to the IPMC. It also outlines the strategies and methods by which the engagement and communication will occur. This document is a living document that will be updated as needed throughout the life of the implementation. Updates and strategies need to be understood and accepted by all affected parties throughout the life of the project.

IPMC External Stakeholders	
Austin Apartment Association (AAA)	Paul Cauduro Emily Blair
Austin Board of Realtors (ABOR)	Emily Chenevert Taylor Smith Jeni Williams
Austin Downtown Alliance	Bill Brice
Housing Authority of the City of Austin (HACA)	Ron Kowal -VP Austin Aff. Housing Sylvia Blanco -ExecutiveVP Hous Pilar Sanchez -VP Housing & Comm. Dev. Barry Hall-Inspections Coordinator
Austin Neighborhood Council (ANC)	Cory Walton
Austin Tenants Council	Molly Jensen
Austin Women in Housing (AWIH)	Ann Teich Kathy Tyler Ruby Roa Carol Biedrzycki Jeannie Nelson
Building Owners and Managers Assn. (BOMA)	Robbie Williams Mary Guerrero-McDonald
Building And Strengthening Tenant Action	Shoshana Krieger Gabby Garcia
NARPM (National Association of Residential Property Managers)	Gary Knippa
Sixth Street Austin	Josh Allen
ADAPT	Jennifer Mcphail
Tenant Advocates Defending Healthy Housing (TADHH)	Jeanne Luttrall

North Austin Coalition of Neighborhoods (NACN)	Mary Rudig
Austin Housing Repair Coalition	Stuart Hersch
Building and Standards Commission	
Austin City Council	
Interested public / tenants	

IPMC Stakeholder Engagement

2021 Project Timeline



Summary of Stakeholder Engagement

Austin Code Department (ACD) staff conducted a comprehensive stakeholder engagement process. ACD utilized several communication and outreach methods to obtain public input about the proposed ordinance amendments.

The department elicited feedback by utilizing the following communications tactics:

- Hosting virtual meetings with
 - Tenants Advocating & Defending Healthy Housing (TADHH) on April 6, 2021
 - Austin Women in Housing (AWIH) and Building and Strengthening Tenant Action (BASTA) on April 12, 2021
 - Austin Apartment Association (AAA) on April 14, 2021.

- Hosting an evening general public meeting via Zoom on April 5, 2021.
- Posting multilingual communication on social media, including Facebook and Nextdoor, with a reach and views of more than 12K on Facebook.
- Disseminating mass email communications to over 1K contacts in the City of Austin's Community Registry of neighborhood associations and community groups
- Geotargeting throughout the City of Austin for the month of April 2021.
- Funneling all of the feedback on PublicInput.com. The page generated 3,196 visits, and eight individuals participated.
- Publishing a [bilingual press release](#) on March 15, 2021.

Summary of Feedback

The community provided feedback through the following channels:

- Focused stakeholder involvement with Austin Apartment Association (AAA), Austin Tenant Council (ATC), Austin Board of Realtors (ABOR), Austin Housing Repair Coalition (AHRC), and Building and Strengthening Tenant Action (BASTA)
- Bilingual online form through the use of PublicInput.com
- Email communication

Common consensus among stakeholder feedback resulted in the request for inclusion of definition of phrases such as "action-plan" and other terminology to avoid subjectivication. Clarification was requested on items such as the time frame for action-plans, next steps when one is not provided, and sequence of events after the public comment period.

As a result of each of these communication efforts, attached the is a breakdown of the feedback.

- During the meeting with Tenats Advocating & Defending Healthy Housing (TADHH) on April 6, 2021, attendees had the following feedback:
 - Agreement and support of having an **action plan and accomodations added**.
 - Language in support of enforcing **delapadation of interior surfaces**.
 - Language in support of enforcement of **mold-like substance**.
 - Inclusion of **insect screen** language and requirements.
 - Language in support for **air conditioning temperature control** for cooling air.
- During the meeting with Austin Women in Housing (AWIH) and Building and Strengthening Tenant Action (BASTA) on April 12, 2021, attendees had the following feedback:
 - Agreement and support of having an **action plan and accomodations added**.
 - Request for inclusion of **definition** of approved accomodations and action plan.
 - A plan for a future procedural outline for **consequences** if approved accomodations aren't fulfilled.
 - Removal of potential discretionary factor "if they're not in compliance they should be cited"
- During the meeting with Austin Apartment Association (AAA) on April 14, 2021, attendees had the following feedback:
 - Attendees questioned whether the section unlawful or unsafe would need an action plan and if it was only for the unit or the entire building.
 - Request for inclusion of **definition** of approved accomodations and action plan.

- Questions about the **consequences** about approved accommodations and action plan.
- Question on when would accommodations end. What would be the timeframe. “How much is code going to step in?”
- Question on the details of 304.5, foundation cracks, 302.6 exhaust vent, 504.3 work without permit, and 309.1, infestation.
- During general public meeting via Zoom on April 5, 2021, attendees had the following feedback:
 - Question about whether the plumbing situation that happened during the Winter Storm Uri would qualify for a need for an action plan and accommodations.
- Social media posts generated a lot of questions about what IPMC is and why that model code exists. Educational information was provided to those commenters.
- PublicInput.com generated the following feedback:
 - Agreement and support of having an action plan and accommodations added.
 - Question on why accommodations and action plans are needed if local utilities and state agencies are responsible for lack of heat, cooling, water or electricity.
 - Question on how to get a property to meet compliance after five years.
 - Request to include insect screens in apartments to avoid unwanted pests.
 - A letter from the **Austin Apartment Association (AAA)** detailing their questions on several sections: 111.1.3, 111.6, 309.1, 504.3, 1301.
- An email was received from the Austin Women in Housing (AWIH) group with comments regarding five sections: Sections 111.1.3 Structure Unsafe for Human Occupancy, 504.3 Plumbing system hazards, 505.4 Water heating facilities, 602.2 Residential occupancies (related to the adequacy of space heating), and 604.3 Electrical System hazards. The group requests having a **definition** of an action plan and approved accommodations and provides examples. Overall they are supportive of the proposed amendments.
- An email was received from **Tenant Advocates Defending Healthy Housing (TADHH) & BASTA** with feedback on Section 606 Elevators, Section 304.14 Insect Screens, Infestation, relevant sections that could enforce Mold, and maximum and minimum temperatures to be specified in HVAC language.

Engagement Goals

1. Engagement level: Consult
2. Inform stakeholders of proposed IPMC amendments
3. Obtain public feedback on analysis, alternatives and decision
4. Provide feedback on how public input will influence the decision