



City of Racine, Wisconsin
Agenda Briefing Memorandum
Ordinance 0022-25 – Property Maintenance Code

AGENDA DATE:

According to 2026 Budget Consideration Calendar

PREPARED BY: Matthew J. Perz, Assistant City Attorney

REVIEWED BY: Scott R. Letteney, City Attorney

SUBJECT: Communication sponsored by Mayor Mason requesting the current property maintenance code be revised to incorporate standards similar to the International Property Maintenance Code.

BACKGROUND & ANALYSIS:

The International Code Council is the largest international association of building safety and professionals and provides model codes and standards. The International Property Maintenance Code (IPMC) is “intended to establish provisions that adequately protect health, safety and welfare and that neither unnecessarily increase construction costs nor give preferential treatment to particular types or classes of materials, products or methods of construction.”¹ The model code serves as a template and can be modified to conform to state-specific requirements and restrictions.

The proposed legislation creates a new Chapter 19 that incorporates various aspects of the IPMC, provisions of the recent 2023 Property Maintenance Code revision from the City of Kenosha, and Chapter 18, Articles V, IX, X, and XI of the Racine Code of Ordinances.

ARTICLE I. – DEFINITIONS

Sec. 19-01. – Title.

Sec. 19-02. – Definitions.

ARTICLE II. – SCOPE AND ADMINISTRATION

Sec. 19-03. – General.

Sec. 19-04. – Applicability.

Sec. 19-05. – Code official.

Sec. 19-06. – Powers and duties of code officials.

Sec. 19-07. – Approval of alternative materials, methods, and equipment.

Sec. 19-08. – Notice of violation and order to repair.

Sec. 19-09. – Reinspection fees.

Sec. 19-10. – Enforcement of violations.

Sec. 19-11. – Penalties.

Sec. 19-12. – Administrative appeal

ARTICLE III. – GENERAL REQUIREMENTS

¹ International Code Council, *International Property Maintenance Code*, 2021 ed. (Washington, D.C.: International Code Council, 2020), iii.

DIVISION 1. – EXTERIOR PREMISES

- Sec. 19-101. – Exterior storage.
- Sec. 19-102. – Prohibited Exterior Storage.
- Sec. 19-103. – Unpaved lawn park areas.
- Sec. 19-104. – Grading and drainage.
- Sec. 19-105. – Walkways, stairs, driveways, and parking facilities.
- Sec. 19-106. – Firewood storage.
- Sec. 19-107. – Accessory buildings/structures.
- Sec. 19-108. – Fences.

DIVISION 2. – EXTERIOR STRUCTURE

- Sec. 19-201. – Exterior surface repair and preservation.
- Sec. 19-202. – Building numbers.
- Sec. 19-203. – Structural members.
- Sec. 19-204. – Foundation walls.
- Sec. 19-205. – Exterior walls.
- Sec. 19-206. – Roofs and drainage.
- Sec. 19-207. – Decorative features.
- Sec. 19-208. – Overhang extensions.
- Sec. 19-209. – Stairways, decks, porches, ramps, and balconies.
- Sec. 19-210. – Handrails/guardrails.
- Sec. 19-211. – Chimneys, towers, and antennas.
- Sec. 19-212. – Windows.
- Sec. 19-213. – Doors.
- Sec. 19-214. – Security maintenance.
- Sec. 19-215. – Basement hatchways.
- Sec. 19-216. – Basement windows.

DIVISION 3. – INTERIOR STRUCTURE

- Sec. 19-301. – Interior wall, ceiling, and floor surfaces, and repairs.
- Sec. 19-302. – Structural members.
- Sec. 19-303. – Bathroom floors, walls, and ceiling.
- Sec. 19-304. – Stairs and walking surfaces.
- Sec. 19-305. – Handrails and guardrails.
- Sec. 19-306. – Interior doors.
- Sec. 19-307. – Facility, fixture, cabinet, equipment, appliance, and utility installation and maintenance.
- Sec. 19-308. – Sanitary conditions.
- Sec. 19-309. – Freedom from dampness.
- Sec. 19-310. – Infestation and extermination.

ARTICLE IV. – PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

- Sec. 19-401. – General.
- Sec. 19-402. – Required facilities.
- Sec. 19-403. – Plumbing systems and fixtures.
- Sec. 19-404. – Water supply system.
- Sec. 19-405. – Sanitary sewer and treatment system.

ARTICLE V. – MECHANICAL AND ELECTRICAL REQUIREMENTS

- Sec. 19-501. – General.
- Sec. 19-502. – Heating facilities and equipment.
- Sec. 19-503. – Electrical facilities.

Sec. 19-504. – Electrical equipment.

ARTICLE VI. – FIRE SAFETY REQUIREMENTS

Sec. 19-601. – Smoke detectors.

Sec. 19-602. – Carbon monoxide detectors.

Sec. 19-603. – Number of exits.

Sec. 19-604. – Security for means of egress.

Sec. 19-605. – Unobstructed passageways.

Sec. 19-606. – Hazardous materials.

Sec. 19-607. – Fuel oil tanks.

Sec. 19-608. – Fire doors.

ARTICLE VII. – RESPONSIBILITIES OF TENANTS

Sec. 19-701. – Cleanliness.

Sec. 19-702. – Solid Waste Disposal and Containers.

Sec. 19-703. – Animals.

Sec. 19-704. – Fixtures.

Sec. 19-705. – Property Damage.

ARTICLE VIII. – RENTAL EMPOWERMENT AND NEIGHBORHOOD TENANT SERVICES (RENTS)

DIVISION 1. – RESIDENTIAL RENTAL PROPERTY MANAGEMENT

Sec. 19-801. – Scope; applicability.

Sec. 19-802. – Minimum acceptable practices.

Sec. 19-803. – Penalties.

Sec. 19-804. – Suspension of duty to pay rent.

DIVISION 2. – RESIDENTIAL RENTAL AND COMMERCIAL PROPERTY REGISTRATION PROGRAM

Sec. 19.901. – Findings and purpose.

Sec. 19.902. – Registration.

Sec. 19-903. – Penalties.

DIVISION 3. – PROPERTIES PENDING FORECLOSURE REGISTRATION PROGRAM

Sec. 19-1001. – Findings; purpose and scope.

Sec. 19-1002. – Registration

Sec. 19-1003. – Inspection of abandoned property.

Sec. 19-1004. – Notification of abandoned property.

Sec. 19-1005. – Duty to secure, maintain, and post abandoned property.

Sec. 19-1006. – Fees.

Sec. 19-1007. – Violation.

Sec. 19-1008. – Penalties.

DIVISION 4. – RESIDENTIAL RENTAL INSPECTION PROGRAM

Sec. 19-1101. – Findings; purpose and scope.

Sec. 19-1102. – Circumstances.

Sec. 19-1103. – Program inspection.

Sec. 19-1104. – Inspection upon complaint.

Sec. 19-1105. – Imminent danger.

Sec. 19-1106. – Extension for good cause.

Sec. 19-1107. – Notification.

Sec. 19-1108. – Fees.

Sec. 19-1109. – Inspection requests.

Sec. 19-1110. – Remedies.

DIVISION 5. – EVICTION OR RETALIATION PROHIBITED

Sec. 19-1201. – Eviction or retaliation prohibited.

Sec. 19-1202. – Rebuttable presumption.

Sec. 19-1203. – Exceptions.

ARTICLE IX. – UNSAFE STRUCTURES AND EQUIPMENT

Sec. 19-1301. – Closing of structure and equipment.

Sec. 19-1302. – Notice and order.

Sec. 19-1303. – Placarding.

Sec. 19-1304. – Prohibited occupancy.

Sec. 19-1305. – Removal of placard.

Sec. 19-1306. – Securing and maintaining vacant buildings.

Sec. 19-1307. – Emergency measures.

Sec. 19-1308. – Appeal.

ARTICLE X. – VACANT BUILDINGS

Sec. 19-1401. – Findings and purpose.

Sec. 19-1402. – Property owner requirements.

Sec. 19-1403. – Registration required.

Sec. 19-1404. – Renewal registration and renewal fee.

Sec. 19-1405. – Inspection required.

Sec. 19-1406. – Minimum maintenance requirements.

Sec. 19-1407. – Penalties.

RECOMMENDED ACTION: To approve.

FISCAL NOTE & BUDGETARY IMPACT: N/A