

**Minutes**  
**Property Maintenance Board of Appeals**  
**City Hall Commission Chambers**  
**Wednesday, September 5, 2012, 1 a.m.**

**Members Present**

Paul Flogstad, Dawn Clausen, Wayne Kerlake and Ron Rensberger

**Members Absent**

Dennis Tilden

**Guests Present**

Dan Hein

**Approval of Minutes of Last Meeting**

A motion was made by Mr. Rensberger and a second was made by Mr. Kerlake to approve the minutes of Appeal 2-2012 held on Wednesday, June 6, 2012. Yeses, 4. Noes, 0.

**New Business**

1. The hearing was devoted to the review of the proposed adoption of the *2012 International Property Maintenance Code (IPMC)*. Those modifications found in the *2012 IPMC* and a draft ordinance which includes local modifications to the nationally recognized model code was presented for the Boards input and review, to seek recommendations prior to submitting to the City Council for proposed adoption. The secretary reviewed the *IPMC Ordinance Submittal and Synopsis* handout which detailed specific changes from the *2009* to the *2012 International Property Maintenance Code* and additionally detailed any changes to the local modifications to the national model code. The Board requested one modification concerning the reference to overcrowding in a dwelling unit. Section 404.1.1 Room Area, defines that a sleeping area is required to contain a minimum of 70 square feet and every bedroom that is occupied by more than one person shall contain a minimum of 50 square feet of clear floor space for each occupant thereof. Because the provision appears to limit any bedroom of less than 100 square feet to one occupant, a concern was expressed that small bedrooms would be out of compliance if two people utilized the space. The Board requested that Section 404.1.1 be amended to allow two persons in a bedroom of less than 100 square feet but increase the occupant load within the bedroom for every additional 50 square feet of floor area in excess of 100 square feet. Further discussion of both the changes made at the national level and those changes made by local modification resulted in a motion made by Ms. Clausen and seconded by Mr. Rensberger to approve the proposed

adoption of the 2012 *IPMC* with local amendments with the modification to Section 404.1.1.

Yeses, 4. Noes, 0.

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Secretary