



City of Lawrence
Planning & Development Services

2018 Property Maintenance Code (PMC)

Chapter IX, Article 6

September 18, 2018



Regulates property conditions for all existing residential and non-residential properties throughout the city

- Yard
- Structure, Exterior – siding, windows, roof, foundation
- Structure, Interior – electrical, mechanical, plumbing, structural, fire protection, egress

Adopted from the ICC International Property Maintenance Code on a three-year cycle



Proposed Additions & Changes from 2015 to 2018 PMC

Notice of Appeal

- Addition of clear requirements for a valid appeal – same language as building code appeal process
- Shorten the timeline from 21 to 14 days to file



Proposed Additions & Changes from 2015 to 2018 PMC

Definitions - Addition of 34 definitions

- Heavy Equipment
- Lawn & Yard Equipment
- Motor vehicle
- Portable On Demand Storage Unit (POD)
- Recreation Vehicle –small & large
- Tarpaulin (tarp)
- Trailer – small & large



Proposed Additions & Changes from 2015 to 2018 PMC

Section 302.9-302.9.12

- Required off-street parking spaces
- Motor vehicle size limit on residential lot
- Parking & storage of vehicles, recreation vehicles and trailers on residential lots
 - Rear yard
 - Side yard
 - Front yard



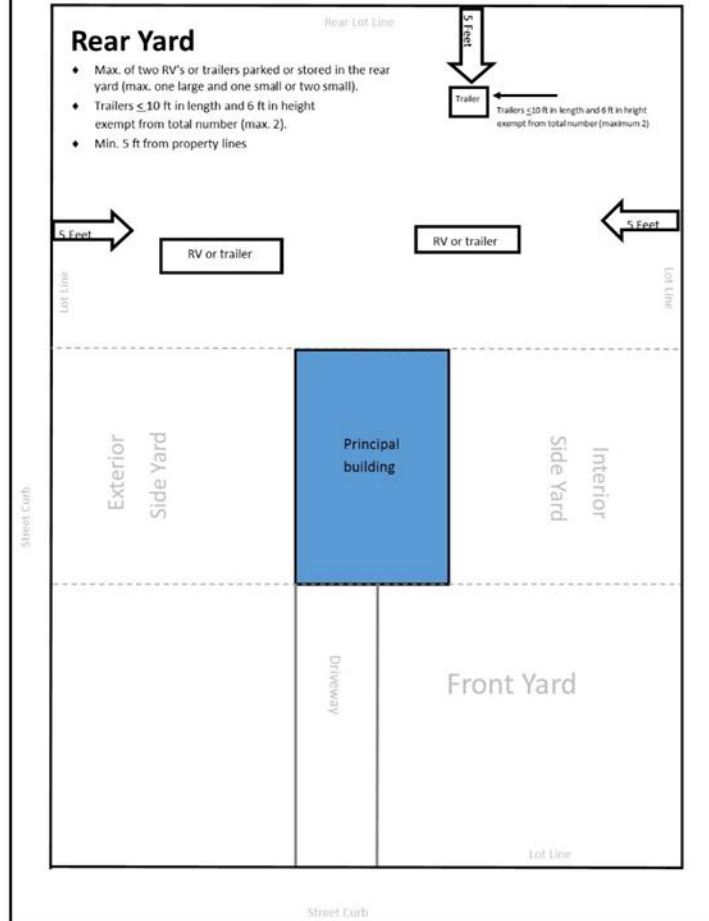
Regulating the Parking & Storing of Recreation Vehicles & Trailers

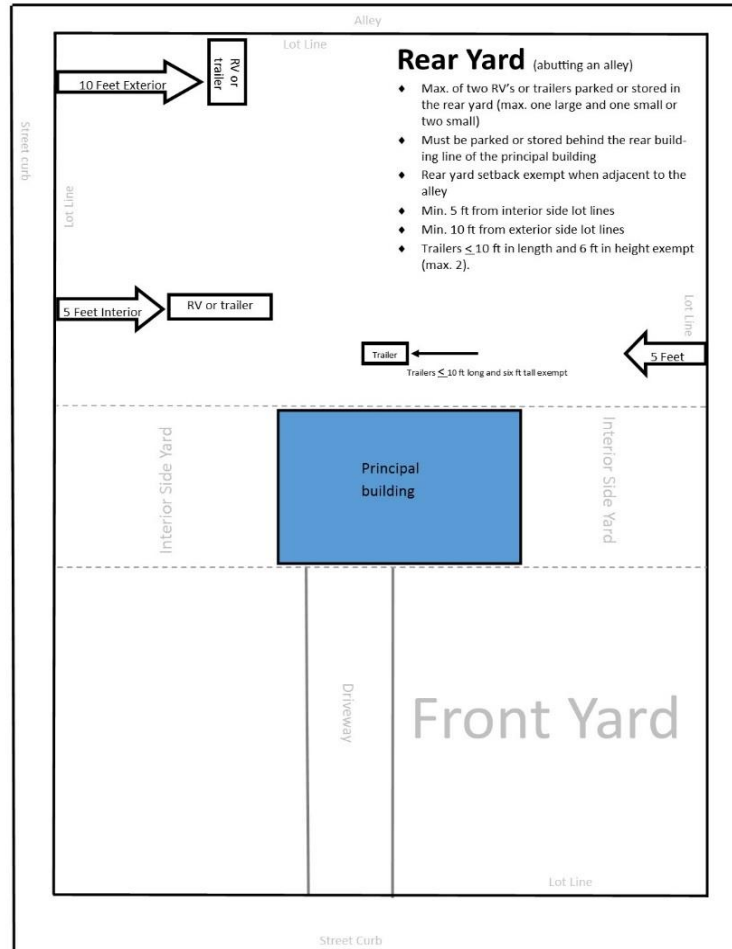
Maximum of three RV's or trailers parked or stored on a residential lot

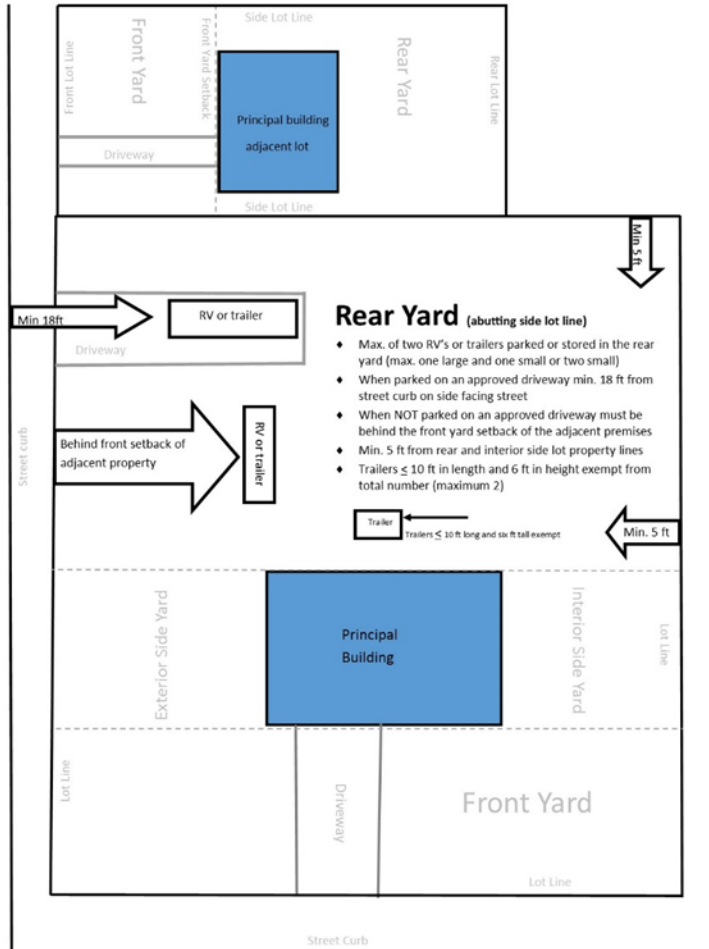
- Maximum of one large RV or trailer per lot
- Unenclosed trailers 10 feet or less in length & 6 feet or less in height exempt from total number when parked or stored in rear yard

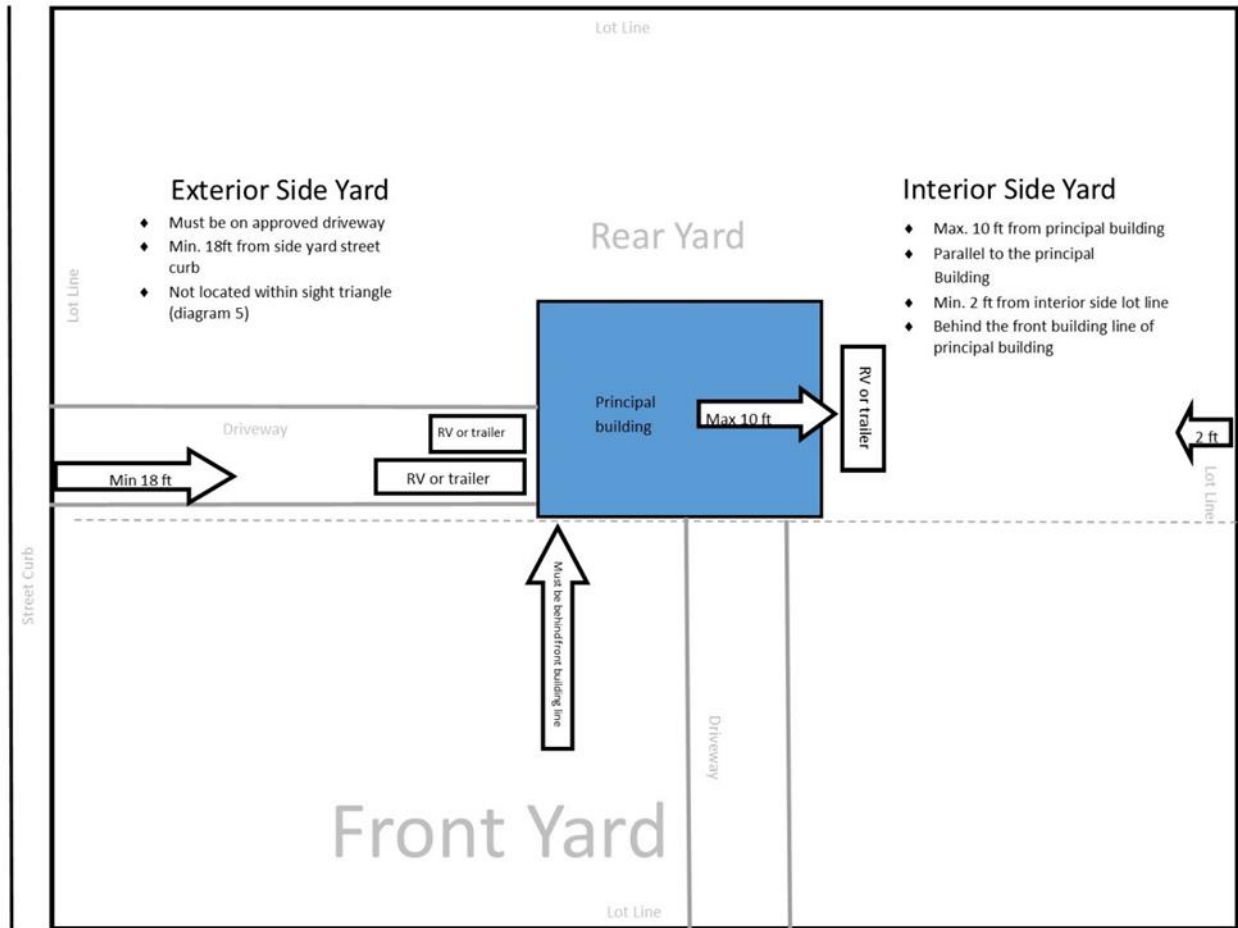
Rear Yard

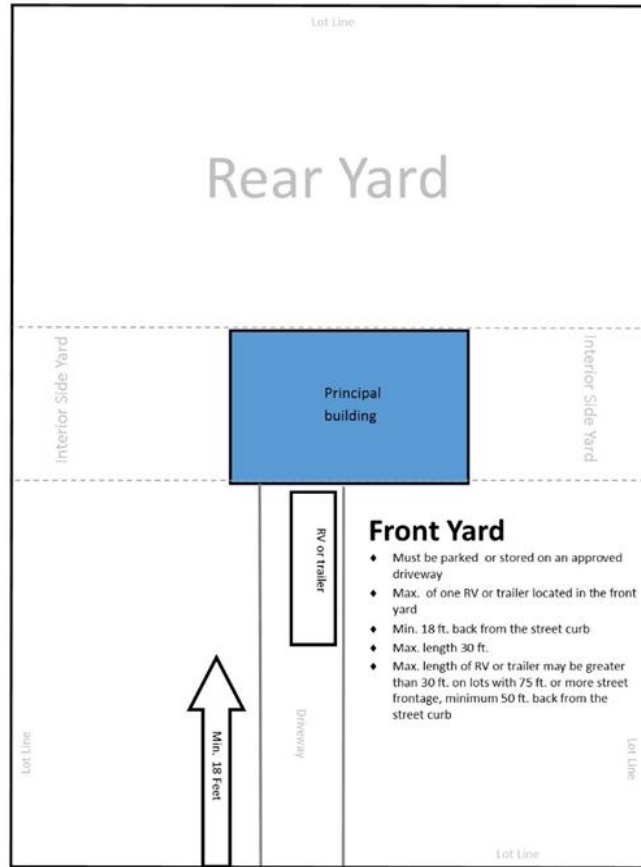
- Max. of two RV's or trailers parked or stored in the rear yard (max. one large and one small or two small).
- Trailers ≤ 10 ft in length and 6 ft in height exempt from total number (max. 2).
- Min. 5 ft from property lines











Rear Yard

Principal building

Front Yard

- Must be parked or stored on an approved driveway
- Max. of one RV or trailer located in the front yard
- Min. 18 ft. back from the street curb
- Max. length 30 ft.
- Max. length of RV or trailer may be greater than 30 ft. on lots with 75 ft. or more street frontage, minimum 50 ft. back from the street curb

Street Curb



Regulating the Parking & Storing of Recreation Vehicles & Trailers

Prohibited uses of motor vehicles and recreation vehicles parked or stored on premises

- Shall not be used for living or sleeping purposes
- Shall not be connected to sewer, water or electric
- Shall not be used for storage of goods, materials or equipment



Proposed Additions & Changes from 2015 to 2018 PMC

- Heavy Equipment – Section 302.9.12
- Tarps – Section 302.14
- Portable on demand storage unit (POD)
Sections 302.15 and 302.16



Proposed Additions & Changes from 2015 to 2018 PMC

702.4.1 - Egress windows in basement sleeping rooms

- Basement -That portion of a building in which the finished surface of the floor next above is less than 6 feet above grade
- When a properly sized window has a sill height greater than 48 inches a ladder that is permanently affixed to the wall directly beneath the window opening may be installed to meet sill height requirements



Proposed Additions & Changes from 2015 to 2018 PMC

Chapter 7 – Fire Safety Requirements

(Regulations covered by International Fire Code and enforced by Fire and Medical)

- Deleted sections pertaining to fire-resistance ratings
- Deleted sections pertaining to installation, inspection, testing and maintenance of fire protection systems

All requirements for smoke alarms remain in code



Proposed Additions & Changes from 2015 to 2018 PMC

Carbon Monoxide Alarms

Must be installed in dwellings where the following conditions exist:

- The dwelling unit contains a fuel-fired appliance
- The dwelling unit has an attached garage that opens directly into the dwelling unit



Proposed Additions & Changes from 2015 to 2018 PMC

Location of Carbon Monoxide alarms

- Outside of each separate sleeping area in the immediate vicinity of the bedrooms
- Inside the bedroom where a fuel-burning appliance is located in the bedroom
- Combination carbon monoxide and smoke alarms permitted in lieu of carbon monoxide alarms



City of Lawrence
Planning & Development Services

Staff recommends approval of
Ordinance No. 9563