

## **CITY OF HUTCHINSON**

### **PROPERTY MAINTENANCE CODE EXPLANATION**

To address public health and safety issues, protect property values, and improve the quality of life of Hutchinson residents, in 2011 the City of Hutchinson adopted the 2006 International Property Maintenance Code. Some of the major provisions of the Code include the following:

- Structures and premises shall be maintained in a clean, safe, sanitary, and secure condition.
- All exterior surfaces shall be maintained in good condition; peeling, flaking and chipped paint must be eliminated and surfaces repainted.
- Roof and flashing shall be sound and tight; gutters and downspouts shall be maintained in good repair.
- Stairways, decks, porches, balconies, chimneys, and handrails shall be structurally sound and in good repair.
- Every exterior window and door shall be weather-tight, with no broken or cracked glass.
- Premises and structures shall be free of accumulated rubbish or garbage.
- All sidewalks and driveways shall be kept in proper repair and free from hazardous conditions.
- All structures shall be kept free from rodent harborage and infestation.

The Code is currently enforced by responding to complaints about properties not meeting the conditions described above. If you have questions or wish to file a complaint (complainant's names are kept confidential), please contact the City of Hutchinson Code Enforcement Office at (620) 694-2631. An investigator will be sent to the property; if code violations are found the City will work with the property owner to bring the property into compliance. If voluntary compliance is not achieved, then citations may be issued.