JOPLIN CITY COUNCIL
WORK SESSION
MONDAY, JUNE 12, 2023
5TH FLOOR COUNCIL CHAMBERS
602 S. MAIN ST.
5:45 P.M.

Notice is hereby given that the City Council of the City of Joplin, Missouri, will hold a work session beginning at 5:45 p.m. on Monday, June 12, 2023, in the 5th Floor Council Chambers, 602 S. Main Street to discuss the topics below. This meeting can be view via livestream at http://www.joplinmo.org/182/Video-Multimedia

AGENDA

1. ARPA Spending Plan Presentation
2. Facility Assessment Presentation
3. Property Maintenance Code Presentation
4. Lodging Code Update
5. Adjourn

Notice posted at 12:00 pm on this 8th day of June 2023. (RSMo 610.020)

The City of Joplin is committed to comply with the Americans Disability Act. The Joplin City Council Chambers is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Clerk's office at hnagy@joplinmo.org or call (417) 624-0820 ext. 1220 for assistance.



Joplin, MO

Program Evaluation for ARPA State Funds

June 12, 2023

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Agenda

- ARPA Overview
- Reprioritization
- Revised Project List
- Survey Criteria
- Survey Instructions

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ARPA

Allocations and Deadlines

Background of ARPA Allocations

- **Total Funding Allocated**
  - City of Joplin - $13.8 million
  - State of Missouri - $2.7 billion dollars
- **Project Timeline**
- Funding must be obligated by December 31, 2024
  - Funding must be expended by December 31, 2026
  - US Treasury has not wavered on these deadlines
- **MO State Timeline**
  - Released and awarded grants throughout 2022 and early 2023
  - Currently issuing grant agreements and initiating projects
  - Funding must be expended by June 30, 2026

Reprioritization

Why do we need to re-prioritize

- U.S. Treasury obligation deadline only one year away
- Realistically, large scale projects cannot be designed, procured, and completed before spending deadlines
- Federal legislators have considered recapturing funds that are not committed at local and state levels, in other words not contracted out
- Some projects previously listed as unfunded are now incorporated in other city plans, funded via other revenue streams, or slated for other financing initiatives
- Community priorities may have shifted now that the pandemic is over

Overview of Projects

City of Joplin ARPA Award

This is the current amount allocated and the remaining balance of the City's direct ARPA award.

Rank	Project Description	ARPA Amount
Beg. Balance	City of Joplin Direct ARPA Award	$ 13,779,739
1	Neighborhood Improvements	$ 2,500,000
4	Home Rehabilitation and Repair	$ 1,000,000
5	Police Equipment	$ 22,000
10	Fire and EMS Equipment	$ 56,488
20	MSSU Health Science Innovation Center	$ 1,500,000
Amount Allocated	Sub-Total ARPA Amount Allocated	$ 5,078,488
Remaining ARPA Award to be allocated		**$ 8,701,251**

Recommended Top 4 Projects

#1 - Dover Outdoor Recreation Area (DORA)

- **Parks / Tourism**
- Cost = $238,000
- The development of a new bike focused park with diverse cycling amenities like, single track mountain bike trails, gravity fed downhill trails, a bicycle playground, and a competition grade Velosolutions Pumptrack.

MO DED did not fully award the budgeted request, and therefore a small $238k balance remains to fully fund the project.

#2 - Broadband Fiber Backbone Network

- **Broadband**
- Costs = $5,000,000
- Provide a fiber network that will provide a foundation that will support, in partnership with other Internet Service Providers (ISPs), critically needed connectivity to key parts of Joplin.

The Broadband RFI produced varied input from vendors. It is currently unknown whether any City financial assistance will be required.

Recommended Top 4 Projects

#3 - Trail to Connect Dover and Landreth

- **Trails**
- Cost = $500,000
- This project will connect two park and recreation areas and will create a trail that generates greater and safer access to greenspaces and recreational areas for Joplin and the surrounding communities.

The LWCF Grant is currently under review. The funds will be required to ensure the City can complete the Dover to Landreth Connector and the Main Street Underpass.

#4 - 20th Street Widening Project

- **Transportation**
- Cost = $3,000,000
- Project will provide for additional capacity, address current deficiencies in the roadway, reduce driver dissatisfaction and improve safety for traffic and pedestrians along this corridor. The additional $3 million is for the improvements from Schifferdecker to Central City.

The preliminary engineering estimates are higher than the original budget.

Recommended Projects for Balance of ARPA Award

These projects are recommended to complete the balance of the ARPA award. The reprioritization of the Project List will allow immediate reallocation and action if there is a change in an approved project.

Rank	Project Description	Amount
Amount Allocated	Joplin's current allocated ARPA Award	$ 5,078,488
31	Dover Outdoor Recreation Area (DORA)	$ 238,000
2	Broadband Network	$ 5,000,000
N/A	Trail to Connect Dover to Landreth	$ 500,000
30	20th Street Widening (Schifferdecker to Central City)	$ 2,963,251
Amount Allocated	Sub-Total ARPA Amount Allocated	$ 13,779,739
Remaining ARPA Award to be allocated		**$ -0-**

Recommended Survey Project List

Current City Initiatives	**Grant Opportunities with Match**
New Projects	Project in Action Plan

Top 4 Projects

1. Dover Outdoor Recreation Area (DORA)
2. Broadband Fiber Back Bone Network
3. Trail to Connect Dover and Landreth
4. 20th Street Widening Project

Surveyed List →

Category	#	Project	Cost Estimate
Fire	1	Fire Chief Vehicle	$ 50,000
Parks	2	Joe Becker Stadium Plumbing	$ 225,000
	3	Landreth Park Fitness Trail	$ 350,000
	4	Museum Complex Boiler/Chiller Replacement	$ 600,000
	5	Park Outdoor Games	$ 105,000
	6	Park Sign Kiosks	$ 300,000
	7	**Trail Benches**	$ 200,000
	8	Turf Joe Becker Outfield	$ 500,000
	9	Turf Redden Outfield	$ 500,000
	10	Turf Soccer Complex	$ 1,750,000
Trails	11	44th & Main Shared Use Paths	$ 600,000
	12	Ewert Park Trail Connections	$ 2,680,000
	13	**Katy Trail Development**	$ 2,700,000
	14	Landreth Park to Frisco Trail Connector	$ 280,000
	15	Schifferdecker Trail Connections	$ 810,000
	16	Tin Cup Trail YMCA Bridge Connector	$ 750,000
	17	Trail Wayfinding	$ 150,000
Transportation	18	**Downtown SMART Technology-Traffic Signals**	$ 5,700,000
	19	Neighborhood Sidewalk Repair & Replacement	$ 4,000,000
	20	Pennsylvania Ave Viaduct Removal & At-Grade Road Replacement	$ 2,300,000
	21	Streetscape along Joplin Avenue from 6th to 10th	$ 3,000,000
	22	Streetscape along Wall Ave from 7th to 10th	$ 2,500,000
Stormwater	23	Colorado Drive Stormwater Improvements	$ 1,170,500
	24	**East Industrial Park Culvert Replacements**	$ 2,800,000
	25	Euclid Avenue Stormwater Improvements	$ 1,223,500
	26	Garvin Park Ditch Stormwater Improvements	$ 444,000
Total			**$ 35,688,000**

Additional Project Information



1. Fire Chief Vehicle

- $50,000
- Funds to purchase a new Fire Chief Vehicle for the City of Joplin Fire Department.



2. Joe Becker Stadium Plumbing

- $225,000
- This project proposes to update the plumbing and other needed repairs at Joe Becker Stadium.



3. Landreth Park Fitness Trail

- $350,000
- This project proposes to add even more fitness appeal to the park by adding outdoor fitness equipment stations to the trail.



4. Museum Complex Boiler/Chiller Replacement

- $600,000
- This project funds the replacement of the boiler/chiller at the Museum Complex identified during the Museum Strategic Plan that is underway.



5. Park Outdoor Games

- $105,000
- Providing more multi-generational amenities in the neighborhood and community parks is a way to entice whole family groups to come out to a park and stay a little longer. Examples of such games would be horseshoe pits, durable game tables for chess and checkers, corn hole ramps, etc.

Additional Project Information



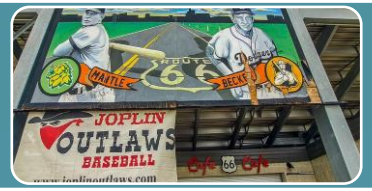
6. Park Sign Kiosks

- $300,000
- Installing Park sign kiosks at 10 parks and 4 cemeteries will better orient visitors to all that the property offers.



7. Trail Benches

- $200,000
- This project funds the procurement and installation of benches for those miles of trail already in the system.



8. Turf Joe Becker Outfield

- $500,000
- This project proposes the conversion of the natural turf grass to synthetic turf.



9. Turf Redden Outfield

- $500,000
- This project proposes the conversion of the natural turf grass to synthetic turf.



10. Turf Soccer Complex

- $1,750,000
- This project proposes the conversion of the natural turf grass to synthetic turf.

Additional Project Information



11.44th & Main Shared Use Paths

- $600,000
- This project proposes two segments of new shared use path totaling ¾ of a mile which would connect the existing shared use path on Connecticut Street with the Mercy Hospital campus and Wildcat Park.



12. Ewert Park Trail Connections

- $2,680,000
- The project would improve the connectivity across the Joplin Creek Corridor and specifically between Ewert Park and its surrounding mixed-use community.



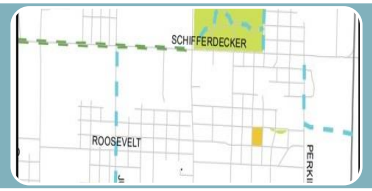
13. Katy Trail Development

- $2,700,000
- The project has the ability to connect Schifferdecker Park and Joplin Athletic Complex in Joplin's northwest corner to the Joplin Creek corridor of parkland in its northeast corner.



14. Landreth Park to Frisco Trail Connector

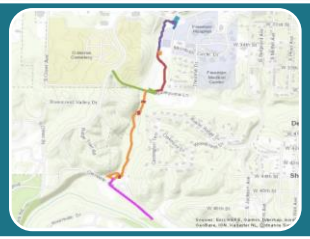
- $280,000
- This project entails filling gaps and making upgrades to existing sidewalks along 2,000 feet of Landreth Avenue, Pool Street, Division Avenue, and North Street.



15. Schifferdecker Trail Connections

- $810,000
- Consisting of three smaller projects, this overall effort would provide a continuous trail or sidewalk between Cunningham and Mercy Parks on the south and Schifferdecker Park and the Katy Trail on the north.

Additional Project Information



16. Tin Cup Trail YMCA Bridge Connector

- $750,000
- This project is necessary to complete the Tin Cup Trail and currently is not funded through the parks and stormwater sales tax.



17. Trail Wayfinding

- $150,000
- This project funds the development, design, and installation of a comprehensive trail wayfinding sign package. A basic but comprehensive system of trail wayfinding is critical to the existing and future Joplin trail network.



18.. Downtown SMART Technology-Traffic Signals

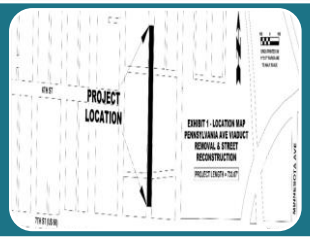
- $5,700,000
- Revitalize the downtown area with improvements to public parking, the addition of a Smart City fiber loop to all downtown traffic signals, and the addition of security cameras to downtown signals and parking lot lights.



19. Neighborhood Sidewalk Repair & Replacement

- $4,000,000
- This project will repair or replace sidewalks in Joplin neighborhoods. Specifically, this project targets the neighborhoods between Maiden Lane and Main Street and between 10th Street and 20th Street.

Additional Project Information



20. Pennsylvania Avenue Viaduct Removal & At-Grade Road Replacement

- $2,300,000
- Remove the existing viaduct on Pennsylvania Avenue that was inspected by MODOT and deemed unsafe to traffic and subsequently closed.



21. Streetscape along Joplin Avenue from 6th to 10th

- $3,000,000
- This project will extend the current portion of Joplin Avenue that is already streetscaped. The new streetscape will extend along the side of the new Cornell Arts Center, Memorial Hall, and many businesses.



22. Streetscape along Wall Ave from 7th to 10th

- $2,500,000
- This project will add streetscaping along Wall Avenue in the downtown area. The new streetscape will extend along the side of the new Cornell Arts Center, Memorial Hall, and many businesses.



23. Colorado Drive Stormwater Improvements

- $1,170,500
- Stabilize the existing open channel that runs behind the 10 properties along Colorado Drive to mitigate further erosion and property damage.

Additional Project Information



24. East Industrial Park Culvert Replacements

- $2,800,000
- Stimulate further economic development of the Crossroads Industrial Park by addressing the overlapping of 26th street which impedes commerce and transport of goods for the industrial entities within the park.



25. Euclid Avenue Stormwater Improvements

- $1,223,500
- Improve the ditch on the west side of Euclid Avenue. A trapezoidal channel with a 5-foot bottom width, depth of 3.5 feet, and 3:1 side slope will convey a 100- year storm event with 1 foot of freeboard per City of Joplin requirements. Install driveway culverts of 5-feet-by-2.5-feet.



26. Garvin Park Ditch Stormwater Improvements

- $444,000
- A buried system will allow park features to be accessed without obstruction and provide a more enjoyable open space for citizens while also providing ease of construction for future park features.

Recommended Non-Survey Project List

Project	Cost Estimate
Grade Separation at 32nd Street/Hwy FF	$ 18,000,000
Joplin West Corridor Bypass Phase I	$ 92,000,000
Murphy Blvd Bridge over Joplin Creek	$ 28,800,000
I-44 Culvert Addition	$ 9,500,000
WW Trickling Filter Replacement	$ 7,700,000
WW Activated Sludge Facilities	$ 17,000,000
East Town Infrastructure & Revitalization	$ 14,812,500
Shoal Creek WWTF Final Clarifier	$ 3,500,000
20th & Malang Force Main	$ 3,500,000
East Baker's Branch Sewer Extension Ph I & II	$ 4,250,000
7th Street & 249 Sanitary Sewer Extension	$ 2,000,000
Crane Road & Arbor Hills Lift Station Elimination	$ 2,000,000
Tin Cup Parallel Force Main & Lift Station Improvements	$ 4,750,000
Glendale Parallel Replacement Phase I	$ 2,500,000
Airport Design & Construction of ARFF Building	$ 2,600,000

Project	Cost Estimate
Airport Design & Construction of SRE Building	$ 1,000,000
Airport Mill & Overlay Runway 13-31	$ 6,000,000
Public Transit Transfer Station	$ 4,500,000
Sallyport for Justice Center and Jail	$ 600,000
Renovation of Former MSSU	$ 10,000,000
Renovation and Expansion of Memorial Hall	$ 30,000,000
Create or Expand New Industrial Park	$ 3,000,000
Schifferdecker Park Improvements	$ 3,350,000
Athletic Complex Fishing Pond & Trail	$ 1,750,000
McClelland Park Improvements	$ 1,450,000
City Facilities Video Enhancements	$ 250,000
City Website Redesign	$ 150,000
Tin Cup Trail-32nd Street Underpass	$ 1,750,000
Humphrey Park Splash Pad	$ 750,000
Replacement & Relocation of Fire Station #3	$ 6,500,000
Total	**$283,962,500**

These projects will not be surveyed due to the following reasons:

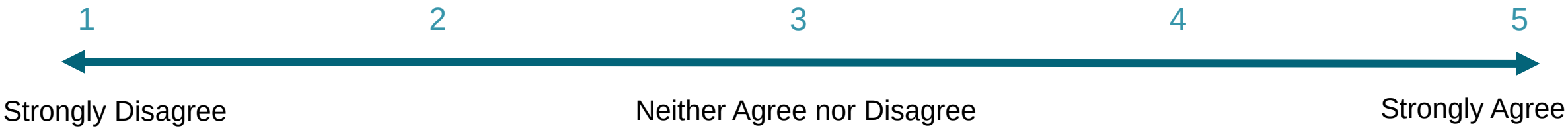
1. *They likely could not be completed by the ARPA deadline.*
2. *Overall cost is more than the remaining ARPA balance.*
3. *Availability of other local revenue streams or state grant opportunities better suited for financing.*

Survey

Criteria, Scoring, and more

Evaluation of Joplin Projects – *Criteria*

Alignment to Council Goal	Significant Return on Investment	Community Benefit aligned with ARPA	Enhances Existing Projects/Initiatives
Projects emulates Council Goals (Neighborhood Improvement, Beautification, Public Safety, Homelessness, Economic Development)	Project budgets necessary and reasonable, and will yield high returns	Projects that generate benefits for larger number of residents related to ARPA categories	Projects that continue to invest in existing initiatives and/or grant awards
Weight = 1.0	Weight = 1.0	Weight = 1.0	Weight = 1.0



Qualtrics Survey – *Intended Results per Project*

Project #1 Fire Chief Vehicle			
Criteria	**A** **Raw Score (1-5)**	*B* *Weight*	*C = A * B* *Weighted Score*
Alignment to Council Goal	**3**	*1.0*	*3.0*
Significant Return on Investment	**4**	*1.0*	*4.0*
Community Benefit aligned with ARPA	**5**	*1.0*	*5.0*
Enhances Existing Projects/Initiatives	**5**	*1.0*	*5.0*
Total	**17**	*4.0*	*17.0*

Based on the shortened project list, the survey results no longer need to be weighted

Qualtrics Survey – *Steps to Complete*

Step One – Open the link provided below to access the survey

Step Two – Complete each section of the survey by rating the evaluation criteria for each project based on the scoring table below.

Step Three – Submit by EOD **Monday, 06/19/2023**

To submit paper copies, please drop the completed form to the City Clerk by close of business on Monday 06/19/23.



Link

City of Joplin Reprioritization Survey

Scores

1- Strongly disagree
2- Somewhat disagree
3- Neither agree nor disagree
4- Somewhat agree
5- Strongly agree

Questions

Please send any questions or technical issues to:

Leslie Haase
lhaase@joplinmo.org

Next Steps

- City Council and Department Heads score projects by end of day June 19, 2023
- Guidehouse compiles aggregate scores and develops final recommended spending plan and updated prioritized project list
- Present proposed final ARPA spending plan and updated prioritized project list to City Council on July 10, 2023
- On July 17, 2023, present Resolution to adopt final local ARPA spending plan and updated prioritized project list
- In the fall, City staff develop a new unfunded project list for future funding opportunities

Your Guides

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City of Joplin, MO

Facility Condition Assessments

Presentation of Findings

12 June 2023

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Agenda

Agenda

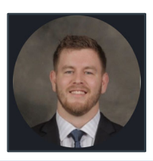
Topic	Duration/ Time
• **Project Team Introductions**	05 minutes/ 5:00 pm
• **Facilities Condition Assessments**	15 minutes/ 5:05 pm
◦ Approach	
◦ Standards	
◦ Key Definitions	
◦ Criteria	
◦ Cost Estimates	
• **Goals of the Assessment**	40 minutes/ 5:20 pm
◦ What Do We Own?	
◦ What Are The Needs?	
◦ How Much Will It Cost?	
◦ What Should We Do First?	
• **Next Steps**	10 minutes/ 6:00 pm
• **Recommendations**	10 minutes/ 6:10 pm

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Project Team Introductions

Introductions

Gordian Project Team				
	Name	**Role**	**Responsibility**	**Contact**
	Chris Nabers	Sr. Account Executive	Business Needs	c.nabers@gordian.com
	Lyle Darrah	Sr. Project Director	Project Guidance	l.darrah@gordian.com
	Andrew Daw	Sr. Account Manager	Project Point of Contact	a.daw@gordian.com
	Richard Pierce	Sr. Facilities Consultant	Architectural Assessments/ Team Lead	r.pierce@gordian.com
	Aaron Lane	Facilities Consultant	Electrical/ Mechanical Assessments	a.lane@gordian.com

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Facilities Condition Assessments

Facility Condition Assessments

Approach

- Utilized assessment teams of architectural, mechanical and electrical engineering **professionals** with an average of 15 years experience
- Reviewed **available documentation** and spoke with knowledgeable staff
- Walked the assets to **identify and visually inspect** all major Facility Related Building Systems
- Photo documented and assessed the **condition** of each System
- Identified and estimated the age of each System, and its **remaining useful life**, 0 to 100 years
- Estimated each System's i**n-kind** replacement value
- Identified **repairs and renewals** for each asset



Architectural



Mechanical



Electrical

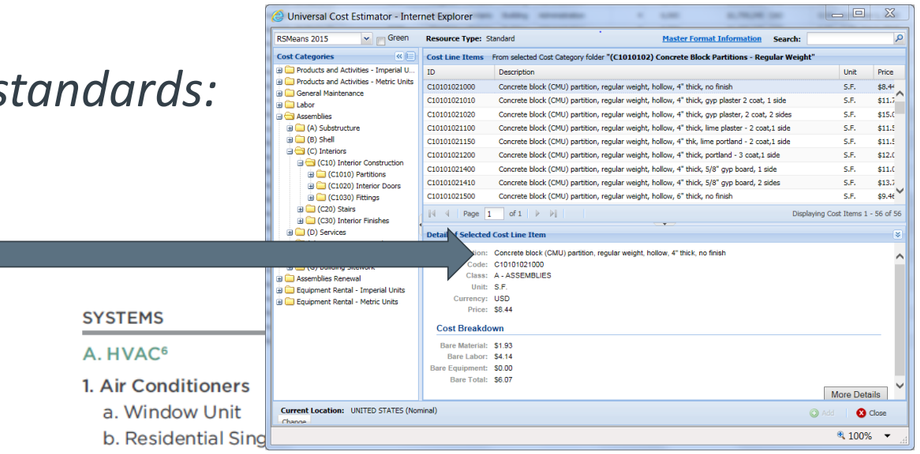
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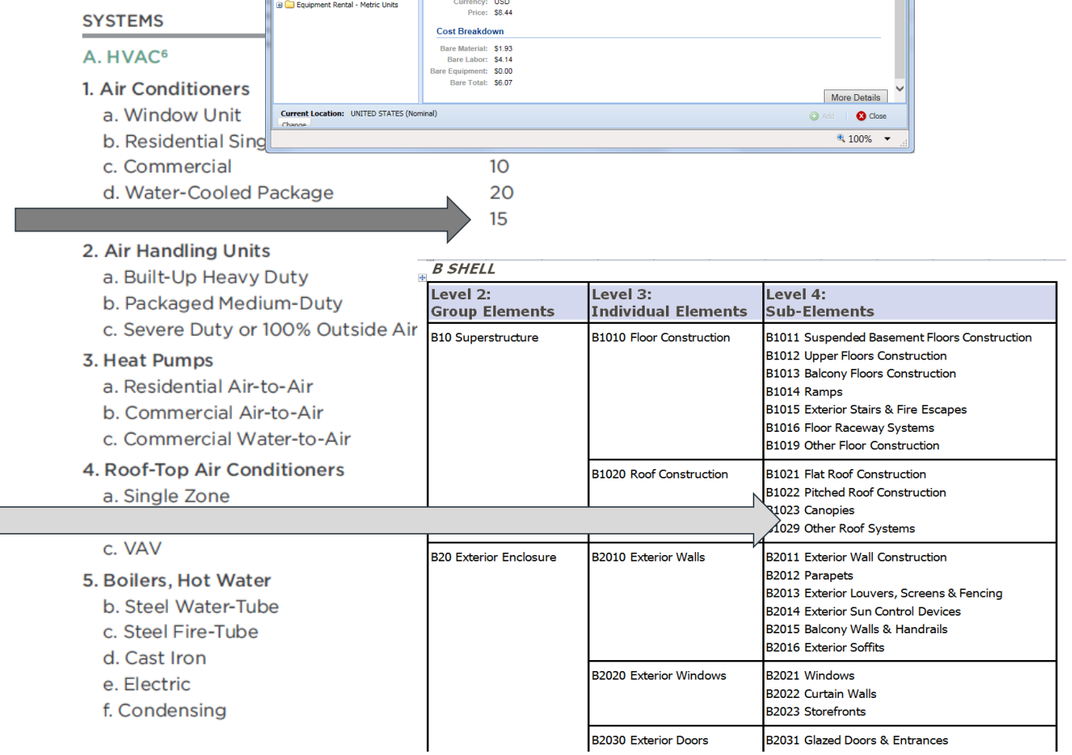
Facility Condition Assessments

Standards

Data is consistently applied using the following industry standards:

RSMeans nationally recognized construction cost data resource (updated on annual basis)





Building Owners and Managers Association, **BOMA** "average useful life expectancy" of major systems and equipment

ASTM UNIFORMAT

- ASTM E2018-15: Standard Guide for Property Condition Assessments
- Down to Level 4 (*Sub-Elements*) building construction granularity

B SHELL

Level 2: Group Elements	Level 3: Individual Elements	Level 4: Sub-Elements
B10 Superstructure	B1010 Floor Construction	B1011 Suspended Basement Floors Construction B1012 Upper Floors Construction B1013 Balcony Floors Construction B1014 Ramps B1015 Exterior Stairs & Fire Escapes B1016 Floor Raceway Systems B1019 Other Floor Construction
	B1020 Roof Construction	B1021 Flat Roof Construction B1022 Pitched Roof Construction B1023 Canopies B1029 Other Roof Systems
B20 Exterior Enclosure	B2010 Exterior Walls	B2011 Exterior Wall Construction B2012 Parapets B2013 Exterior Louvers, Screens & Fencing B2014 Exterior Sun Control Devices B2015 Balcony Walls & Handrails B2016 Exterior Soffits
	B2020 Exterior Windows	B2021 Windows B2022 Curtain Walls B2023 Storefronts
	B2030 Exterior Doors	B2031 Glazed Doors & Entrances

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Facility Condition Assessments

Key Definitions – Systems

Systems are a collection of *facility related* items within a particular asset that serves a purpose. Systems are designated **lifetimes** and unit cost **values** within the database.

Architectural
- Structure
- Roofs
- Doors
- Interior Finishes
- Casework

Mechanical
- Elevators
- Plumbing Fixtures
- Piping
- HVAC
- Fire Protection

Electrical
- Service
- Lighting
- Communication
- Fire Alarm
- Emergency Power







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Facility Condition Assessments

Key Definitions - Current Replacement Value (CRV)

The **Current Replacement Value (CRV)** of a building automatically calculated using the sum of the Asset's System replacement costs derived from RSMeans construction cost data, localized to nearest major city. In this case **Joplin, MO.**

System Group (UNIFORMAT Level I)	Sub Total
Electrical System	$3,931,552
Equipment and Furnishings	$304,755
Exterior Enclosure	$4,286,437
Fire Protection	$887,555
HVAC System	$4,979,121
Interior Construction and Conveyance	$8,349,620
Plumbing System	$1,270,318
Structure	$7,666,722
Grand Total	**$31,676,080**

Example of Joplin City Hall CRV

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Facility Condition Assessments

Key Definitions – Facility Condition Index (FCI)

A **Facility Condition Index (FCI)** is simply the ratio of the Needs (*Requirements*) due within 5 years, divided by the Asset's calculated replacement value **(CRV),** and expressed as a percentage or decimal fraction of one.

FCI is an indicator of condition and can be used to benchmark condition along consistent, industry standards. Based on International Facility Managers Association (**IFMA**) definitions.

$$FCI = \frac{\Sigma \text{ 5 Year Requirement \& Renewal Costs}}{\text{Asset Current Replacement Value}}$$

IFMA™ International Facility Management Association
Empowering Facility Professionals Worldwide

< 10%	11%-20%	21% - 40%	41% - 60%	> 60%
Excellent	*Good*	*Fair*	*Poor*	*Deficient*

*The **lower** an Asset's FCI value, the **better** the building's overall condition is assumed to be.*

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Facilities Condition Assessments

Standard Criteria

Requirement Priorities (***The When?***)

Priority	Definition	Years Offset
Priority 1*	*Immediate* Due within 1 Year of Inspection	1
Priority 2*	*Critical* Due within 2 Years of Inspection	2
Priority 3*	*Necessary –Not Critical* Due within 5 Years of Inspection	5
Priority 4	*Recommended* Due within 10 Years of Inspection	10
Priority 5	*Recommended* Not Time Based	Null

** Contributes towards FCI*

Requirement Categories (***The Why?***)

Category	Sub-category
Integrity*	• Lifecycle • Reliability
Regulatory*	• Life Safety • Building Code • HazMat • Accessibility
Optimization	• Technological Improvements • Capacity • Mission • Maintenance • Abandoned • Energy • Sustainability

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Facilities Condition Assessments

Cost Estimating - Intent

- A Class 4 Estimate was prepared for this exercise. This exercise is the **beginning** of a capital project where preliminary needs have been identified with the purpose of facilitating concept study and feasibility determinations. The **baseline budget** takes into consideration historical information and adjustments made for specific market and project conditions.
- At this stage, **conceptual work scopes and values** are developed by Gordian by evaluating specific assembly-based systems for repair and renewals. Unit cost analysis format (such as cost per area or other measurement unit) are based upon a comprehensive list of needs and scope assumptions.
- For each requirement, a recommended action was identified. Gordian assessors base the recommended action on an **"in kind" replacement**, current technology available utilizing their experiences and industry recognized best practices or specific client standards.
- The Class 4 Estimate **evolves** throughout the many phases of project planning, finally being incorporated into the Class 1 Estimate; the Check Estimate or Bid/Tender phase.

Estimate Class	Name	Purpose
Class 5	Order of Magnitude	Screening of Feasibility
Class 4	**Intermediate**	**Concept Study or Feasibility**
Class 3	Preliminary	Budget, Authorization or Control
Class 2	Substantive	Control or Bid/ Tender
Class 1	Definitive	Check Estimate or Bid/ Tender

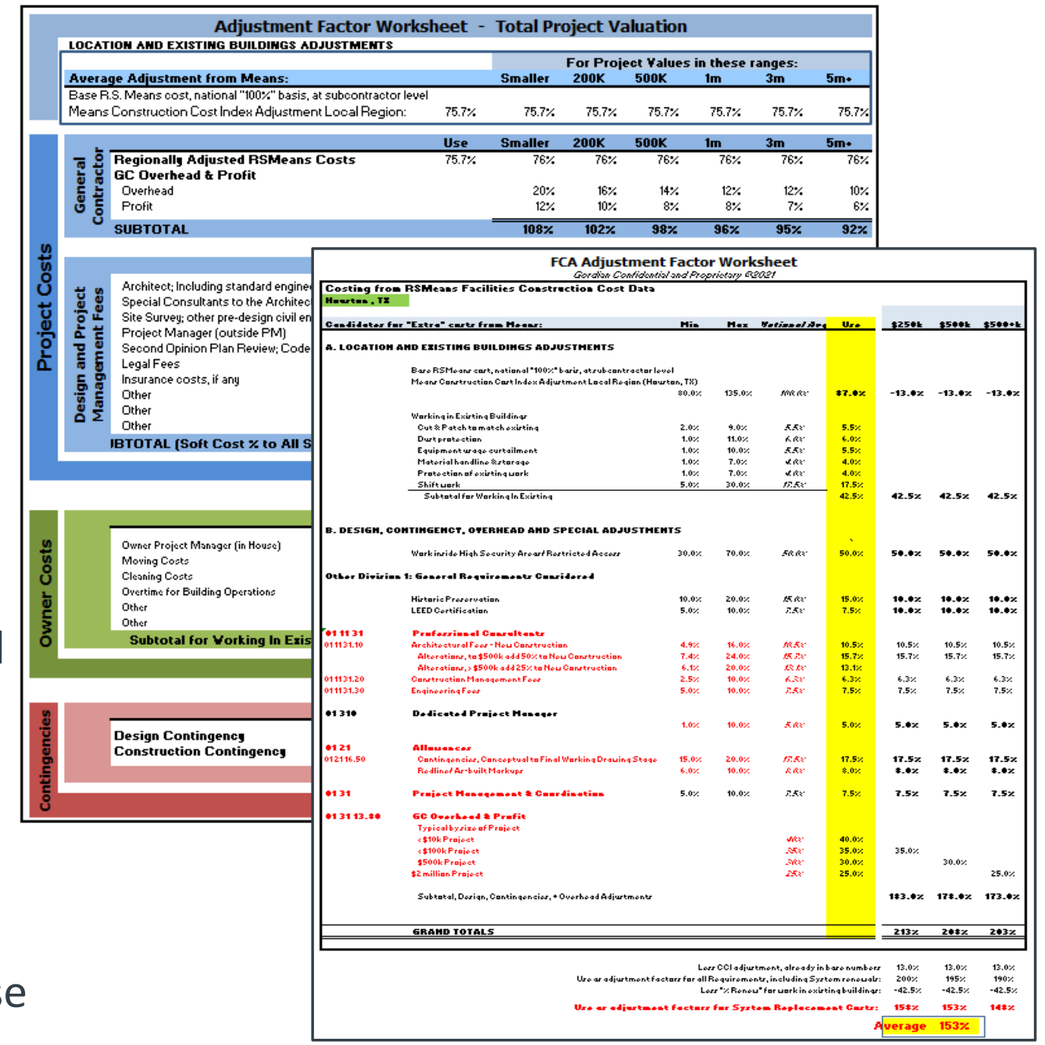
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Facility Condition Assessments

Cost Estimating- Adjustment Factor

- Added to account for full project costs or "**soft costs**"
- Initial values do not include overheads such as:
  - *GC Overhead and Profit*
  - *Professional Consultants*
  - *Capital Projects Charges*
  - *Owners Costs*
  - *Design Contingencies*
  - *Work in Secured Areas*
- Consideration for additional costs occur at the project level
- Applied on System and Requirement level
- Calculating the Adjustment Factor:
  - *Historical project costs*
  - *Worksheet (sample pictured to the right)*
- A **1.70** Adjustment Factors has been applied to the database



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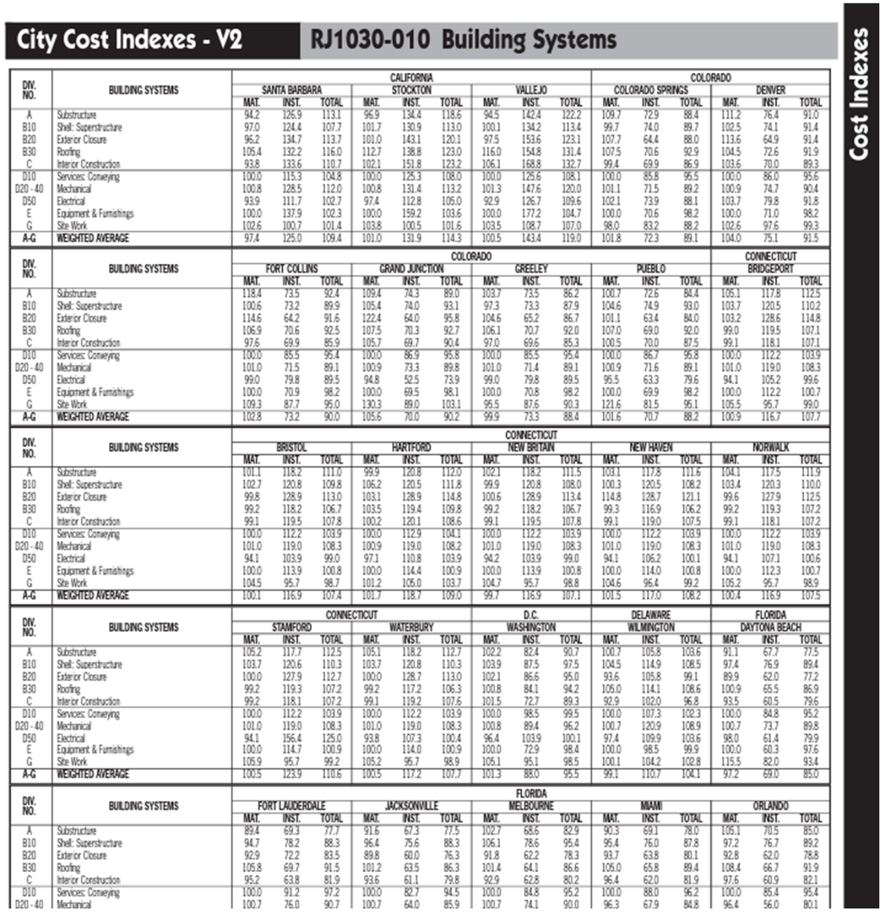
Facilities Condition Assessments

Cost Estimating – City Cost Index (CCI)

The **City Cost Index (CCI)** is a factor used to adjust RSMeans Construction Data to a specific city for material, labor and mobilization values.

The appropriate CCI is selected from a list compiled by current RSMeans that includes all major U.S. cities and metro areas:

- *National Average* *100.0%*
- **Joplin, MO** **88.0%**
- Jefferson City, MO 94.0%
- Kansas City, MO 100.0%
- St. Louis, MO 101.0%



City Cost Indexes - V2 **RJ1030-010 Building Systems**

Cost Indexes

DIV. NO.	BUILDING SYSTEMS	CALIFORNIA									COLORADO					
		SANTA BARBARA			STOCKTON			VALLEJO			COLORADO SPRINGS			DENVER		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
A	Substructure	94.2	126.9	113.1	96.9	134.4	118.6	94.5	142.4	122.2	109.7	72.9	88.4	111.2	76.4	91.0
B10	Shell: Superstructure	97.0	124.4	107.7	101.7	130.9	113.0	100.1	134.2	113.4	99.7	74.0	89.7	102.5	74.1	91.4
B20	Exterior Closure	96.2	134.7	113.7	101.0	143.1	120.1	97.5	153.6	123.1	107.7	64.4	88.0	113.6	64.9	91.4
B30	Roofing	105.4	132.2	116.0	112.7	138.8	123.0	116.0	154.8	131.4	107.5	70.6	92.9	104.5	72.6	91.9
C	Interior Construction	93.8	133.6	110.7	102.1	151.8	123.2	106.1	168.8	132.7	99.4	69.9	86.9	103.6	70.0	89.3
D10	Services: Conveying	100.0	115.3	104.8	100.0	125.3	108.0	100.0	129.6	108.1	100.0	85.8	95.5	100.0	86.0	95.6
D20 - 40	Mechanical	100.8	128.5	112.0	100.8	131.4	113.2	101.3	147.6	120.0	101.1	71.5	89.2	100.9	74.7	90.4
D50	Electrical	93.9	111.7	102.7	97.4	112.8	105.0	92.9	126.7	109.6	102.1	73.9	88.1	103.7	79.8	91.8
E	Equipment & Furnishings	100.0	137.9	102.3	100.0	159.2	103.6	100.0	177.2	104.7	100.0	70.6	98.2	100.0	71.0	98.2
G	Site Work	102.6	100.7	101.4	103.8	100.5	101.6	103.5	108.7	107.0	98.0	83.2	88.2	102.6	97.6	99.3
A-G	WEIGHTED AVERAGE	97.4	125.0	109.4	101.0	131.9	114.3	100.5	143.4	119.0	101.8	72.3	89.1	104.0	75.1	91.5

DIV. NO.	BUILDING SYSTEMS	COLORADO									CONNECTICUT		
		FORT COLLINS			GRAND JUNCTION			GREELEY			PUEBLO			BRIDGEPORT		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
A	Substructure	118.4	73.5	92.4	109.4	74.3	89.0	103.7	73.5	86.2	100.7	72.6	84.4	105.1	117.8	112.5
B10	Shell: Superstructure	100.6	73.2	89.9	105.4	74.0	93.1	97.3	73.3	87.9	104.6	74.9	93.0	103.7	120.5	110.2
B20	Exterior Closure	114.6	64.2	91.6	122.4	64.0	95.8	104.6	65.2	86.7	101.1	63.4	84.0	103.2	128.6	114.8
B30	Roofing	106.9	70.6	92.5	107.5	70.3	92.7	106.1	70.7	92.0	107.0	69.0	92.0	99.0	119.5	107.1
C	Interior Construction	97.6	69.9	85.9	105.7	69.7	90.4	97.0	69.6	85.3	100.5	70.0	87.5	99.1	118.1	107.1
D10	Services: Conveying	100.0	85.5	95.4	100.0	86.9	95.8	100.0	85.5	95.4	100.0	86.7	95.8	100.0	112.2	103.9
D20 - 40	Mechanical	101.0	71.5	89.1	100.9	73.3	89.8	101.0	71.4	89.1	100.9	71.6	89.1	101.0	119.0	108.3
D50	Electrical	99.0	79.8	89.5	94.8	52.5	73.9	99.0	79.8	89.5	95.5	63.3	79.6	94.1	105.2	99.6
E	Equipment & Furnishings	100.0	70.9	98.2	100.0	69.5	98.1	100.0	70.8	98.2	100.0	69.9	98.2	100.0	112.2	100.7
G	Site Work	109.3	87.7	95.0	130.3	89.0	103.1	95.5	87.6	90.3	121.6	81.5	95.1	105.5	95.7	99.0
A-G	WEIGHTED AVERAGE	102.8	73.2	90.0	105.6	70.0	90.2	99.9	73.3	88.4	101.6	70.7	88.2	100.9	116.7	107.7

DIV. NO.	BUILDING SYSTEMS	CONNECTICUT											
		BRISTOL			HARTFORD			NEW BRITAIN			NEW HAVEN			NORWALK		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
A	Substructure	101.1	118.2	111.0	99.9	120.8	112.0	102.1	118.2	111.5	103.1	117.8	111.6	104.1	117.5	111.9
B10	Shell: Superstructure	102.7	120.8	109.8	106.2	120.5	111.8	99.9	120.8	108.0	100.3	120.5	108.2	103.4	120.3	110.0
B20	Exterior Closure	99.8	128.9	113.0	103.1	128.9	114.8	100.6	128.9	113.4	114.8	128.7	121.1	99.6	127.9	112.5
B30	Roofing	99.2	118.2	106.7	103.5	119.4	109.8	99.2	118.2	106.7	99.3	116.9	106.2	99.2	119.3	107.2
C	Interior Construction	99.1	119.5	107.8	100.2	120.1	108.6	99.1	119.5	107.8	99.1	119.0	107.5	99.1	118.1	107.2
D10	Services: Conveying	100.0	112.2	103.9	100.0	112.9	104.1	100.0	112.2	103.9	100.0	112.2	103.9	100.0	112.2	103.9
D20 - 40	Mechanical	101.0	119.0	108.3	100.9	119.0	108.2	101.0	119.0	108.3	101.0	119.0	108.3	101.0	119.0	108.3
D50	Electrical	94.1	103.9	99.0	97.1	110.8	103.9	94.2	103.9	99.0	94.1	106.2	100.1	94.1	107.1	100.6
E	Equipment & Furnishings	100.0	113.9	100.8	100.0	114.4	100.9	100.0	113.9	100.8	100.0	114.0	100.8	100.0	112.3	100.7
G	Site Work	104.5	95.7	98.7	101.2	105.0	103.7	104.7	95.7	98.8	104.6	96.4	99.2	105.2	95.7	98.9
A-G	WEIGHTED AVERAGE	100.1	116.9	107.4	101.7	118.7	109.0	99.7	116.9	107.1	101.5	117.0	108.2	100.4	116.9	107.5

DIV. NO.	BUILDING SYSTEMS	CONNECTICUT						D.C.			DELAWARE			FLORIDA		
		STAMFORD			WATERBURY			WASHINGTON			WILMINGTON			DAYTONA BEACH		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
A	Substructure	105.2	117.7	112.5	105.1	118.2	112.7	102.2	82.4	90.7	100.7	105.8	103.6	91.1	67.7	77.5
B10	Shell: Superstructure	103.7	120.6	110.3	103.7	120.8	110.3	103.9	87.5	97.5	104.5	114.9	108.5	97.4	76.9	89.4
B20	Exterior Closure	100.0	127.9	112.7	100.0	128.7	113.0	102.1	86.6	95.0	93.6	105.8	99.1	89.9	62.0	77.2
B30	Roofing	99.2	119.3	107.2	99.2	117.2	106.3	100.8	84.1	94.2	105.0	114.1	108.6	100.9	65.5	86.9
C	Interior Construction	99.2	118.1	107.2	99.1	119.2	107.6	101.5	72.7	89.3	92.9	102.0	96.8	93.5	60.5	79.6
D10	Services: Conveying	100.0	112.2	103.9	100.0	112.2	103.9	100.0	98.5	99.5	100.0	107.3	102.3	100.0	84.8	95.2
D20 - 40	Mechanical	101.0	119.0	108.3	101.0	119.0	108.3	100.8	89.4	96.2	100.7	120.9	108.9	100.7	73.7	89.8
D50	Electrical	94.1	156.4	125.0	93.8	107.3	100.4	96.4	103.9	100.1	97.4	109.9	103.6	98.0	61.4	79.9
E	Equipment & Furnishings	100.0	114.7	100.9	100.0	114.0	100.9	100.0	72.9	98.4	100.0	98.5	99.9	100.0	60.3	97.6
G	Site Work	105.9	95.7	99.2	105.2	95.7	98.9	105.1	95.1	98.5	100.1	104.2	102.8	115.5	82.0	93.4
A-G	WEIGHTED AVERAGE	100.5	123.9	110.6	100.5	117.2	107.7	101.3	88.0	95.5	99.1	110.7	104.1	97.2	69.0	85.0

DIV. NO.	BUILDING SYSTEMS	FLORIDA											
		FORT LAUDERDALE			JACKSONVILLE			MELBOURNE			MIAMI			ORLANDO		
		MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL	MAT.	INST.	TOTAL
A	Substructure	89.4	69.3	77.7	91.6	67.3	77.5	102.7	68.6	82.9	90.3	69.1	78.0	105.1	70.5	85.0
B10	Shell: Superstructure	94.7	78.2	88.3	96.4	75.6	88.3	106.1	78.6	95.4	95.4	76.0	87.8	97.2	76.7	89.2
B20	Exterior Closure	92.9	72.2	83.5	89.8	60.0	76.3	91.8	62.2	78.3	93.7	63.8	80.1	92.8	62.0	78.8
B30	Roofing	105.8	69.7	91.5	101.2	63.5	86.3	101.4	64.1	86.6	105.0	65.8	89.4	108.4	66.7	91.9
C	Interior Construction	95.2	63.8	81.9	93.6	61.1	79.8	92.9	62.8	80.2	96.4	62.0	81.9	97.6	60.9	82.1
D10	Services: Conveying	100.0	91.2	97.2	100.0	82.7	94.5	100.0	84.8	95.2	100.0	88.0	96.2	100.0	85.4	95.4
D20 - 40	Mechanical	100.7	76.0	90.7	100.7	64.0	85.9	100.7	74.1	90.0	96.3	67.9	84.8	96.4	56.0	80.1

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Goals of the Assessment

Goals of the Assessment

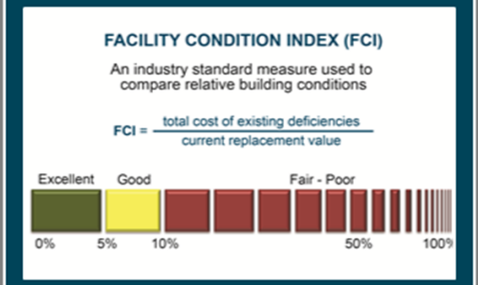
Answering Key Questions



What Do We *Own*?

What facilities assets are in the portfolio?

What role do our facilities play in meeting our strategic business objectives?



What Are The *Needs*?

What condition are our facilities assets in?

Do they support our strategic business objectives?



At How *Much*?

How much funding do we need to achieve the organization's strategic goals?



What Is *First*?

How do we rank which projects are most important?

What role do our facilities play in meeting strategic city objectives?

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What Do We Own?

What Do We Own

Portfolio Overview

ASSESSED

28 Buildings
352,606 sf

VALUE

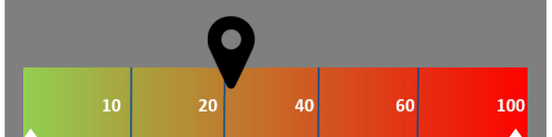
$142.9m

5 YEAR NEEDS

$30.1m

FCI CONDITION

21% or 0.20 (Fair)



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What Do We Own

What Was Assessed – *Top 10 Buildings over 10,000 sf Sorted by Highest FCIs*

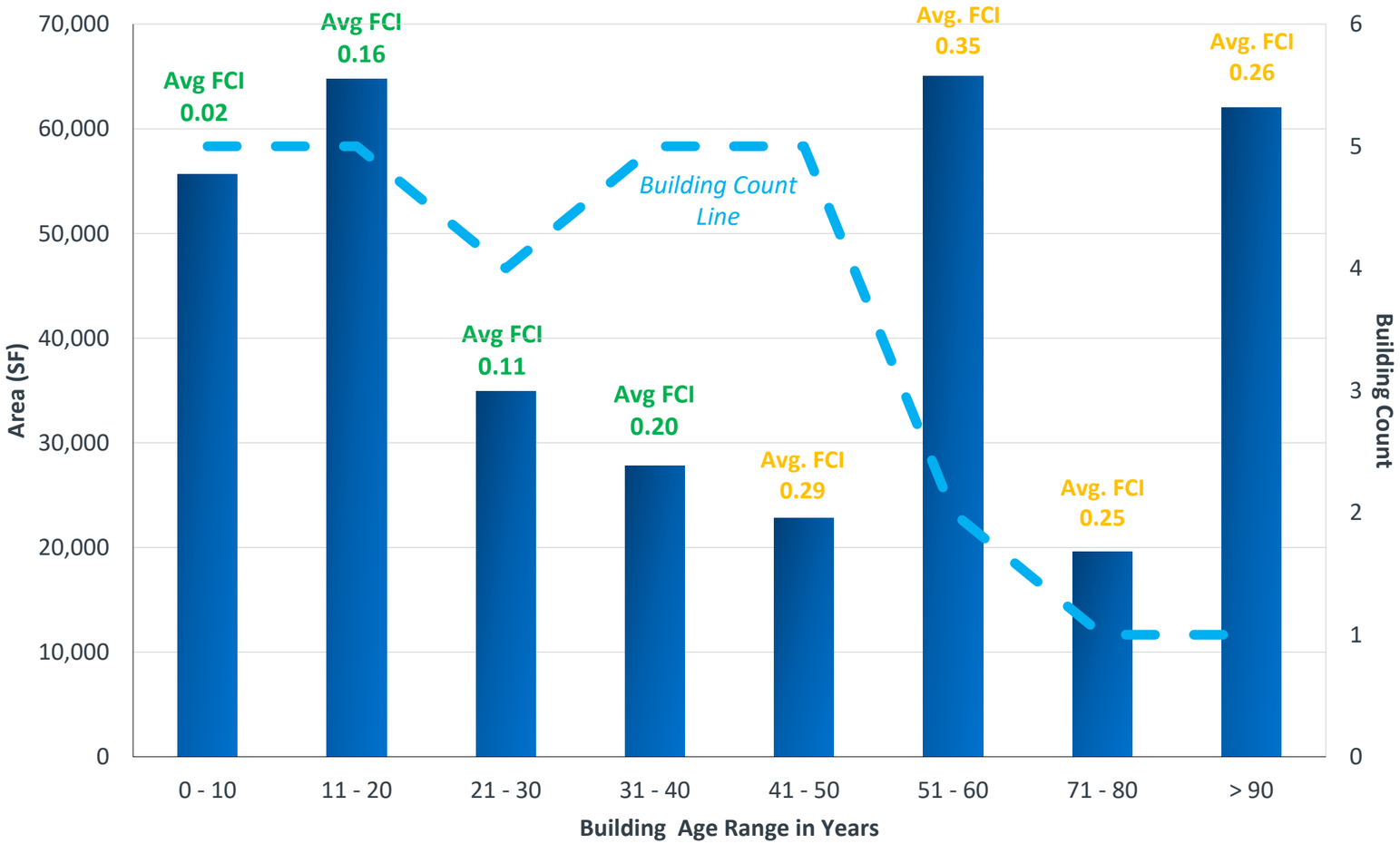
Building	Size (sf)	CRV	Primary Use	Age	FCI	FCI Cost
Dr. Donald E. Clark Justice Center	54,670	$25,969,028	Fire/Police Station	56	**0.35**	$9,190,756
Maps/RV-III Facility	10,330	$3,387,719	Office	51	**0.34**	$1,143,134
PWC Central Garage	12,800	$2,948,592	Storage - Vehicles	43	**0.34**	$994,282
Joplin City Hall	62,000	$31,676,080	Office	113	**0.26**	$8,341,457
Health Department and WIC Building	14,687	$6,355,682	Office	17	**0.25**	$1,571,545
Old General Aviation Terminal	19,560	$6,911,040	Other special facilities	74	**0.25**	$1,707,447
Tower and Base Facility	10,000	$4,472,703	Multipurpose Use	15	**0.22**	$974,292
New Terminal - Joplin Airport	27,500	$14,686,065	Other special facilities	15	**0.15**	$2,134,480
PWC Vehicle Barn	18,000	$3,832,468	Storage - Vehicles	30	**0.09**	$362,349
Public Safety Training Facility	21,824	$8,959,798	Fire/Police Station	7	**0.02**	$200,210

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What Do We Own

Age Distribution



Buildings Over 50

Life cycles of major building components are past due. Failures are possible. Core modernization cycles are missed.

Highest Risk

Buildings 25 to 50

Major envelope and mechanical life cycles come due. Functional obsolescence prevalent.

Higher Risk

Buildings 10 to 25

Short life-cycle needs; primarily space renewal.

Medium Risk

Buildings Under 10

Little work. “Honeymoon” period.

Low Risk

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What Do We Own

A Closer Look at City Hall…

What Do We Own?

Size:	62,000 sf
Primary Use:	Office
Age:	113
CRV:	$31.7m
Cost/ SF:	$335
2023 FCI:	26% (0.26)
	"Fair"
FCI Cost (5 Year):	$8.3m

What Are the Needs?

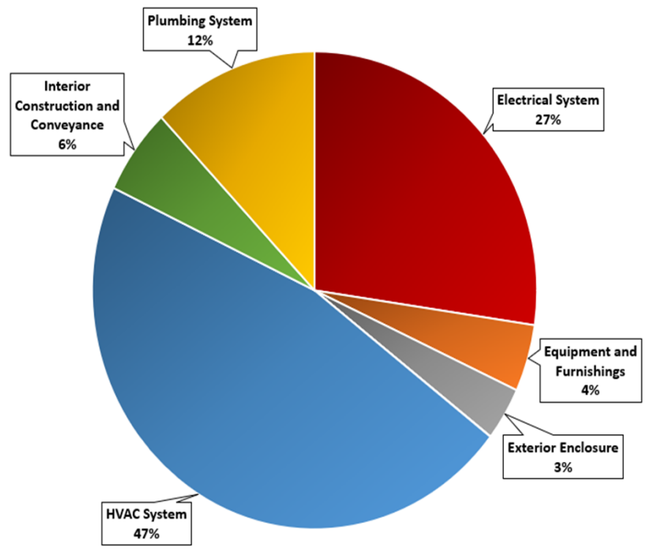








5-Years Needs by Percentage



Top 5-Year Needs by Cost

Requirement Name	Priority	Estimated Cost
Piping Distribution - Hot & Chilled Water Renewal	3- Due within 5 Years of Inspection	$1,284,326
Fan Coil System - 2 Pipe Changeover Renewal	3- Due within 5 Years of Inspection	$1,020,168
Distribution Equipment -- 208Y/120V Renewal	3- Due within 5 Years of Inspection	$522,087
Domestic Water Piping Renewal	3- Due within 5 Years of Inspection	$469,187
Lighting Fixtures - Renewal	2- Due within 2 Years of Inspection	$434,627

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What Do We Own

A Closer Look at Fire Station Number 3…

What Do We Own?

Size:	3,600 sf
Primary Use:	Fire Station
Age:	43
CRV:	$1.4m
Cost/ SF:	$379
2023 FCI:	34% (0.34)
	"Fair"
FCI Cost (5 Year):	$0.5m

What Are the Needs?

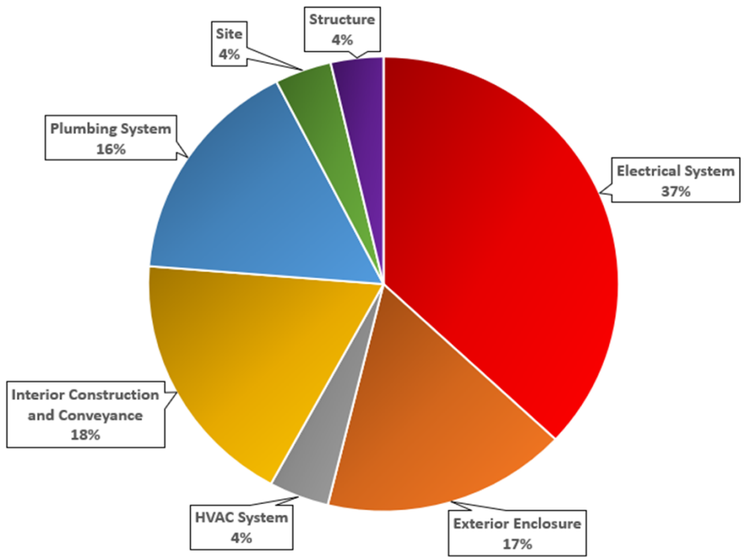








5-Years Needs by Percentage



Top 5-Year Needs by Cost

Requirement Name	Priority	Estimated Cost
Emergency Generator - Exterior Renewal	3- Due within 5 Years of Inspection	$46,664
Overhead Rolling Doors - Renewal	3- Due within 5 Years of Inspection	$43,942
Painted Finish - 2000 Renewal	3- Due within 5 Years of Inspection	$36,673
Restroom Fixtures Renewal	3- Due within 5 Years of Inspection	$33,581
Branch Wiring - Equipment & Devices Renewal	3- Due within 5 Years of Inspection	$32,360

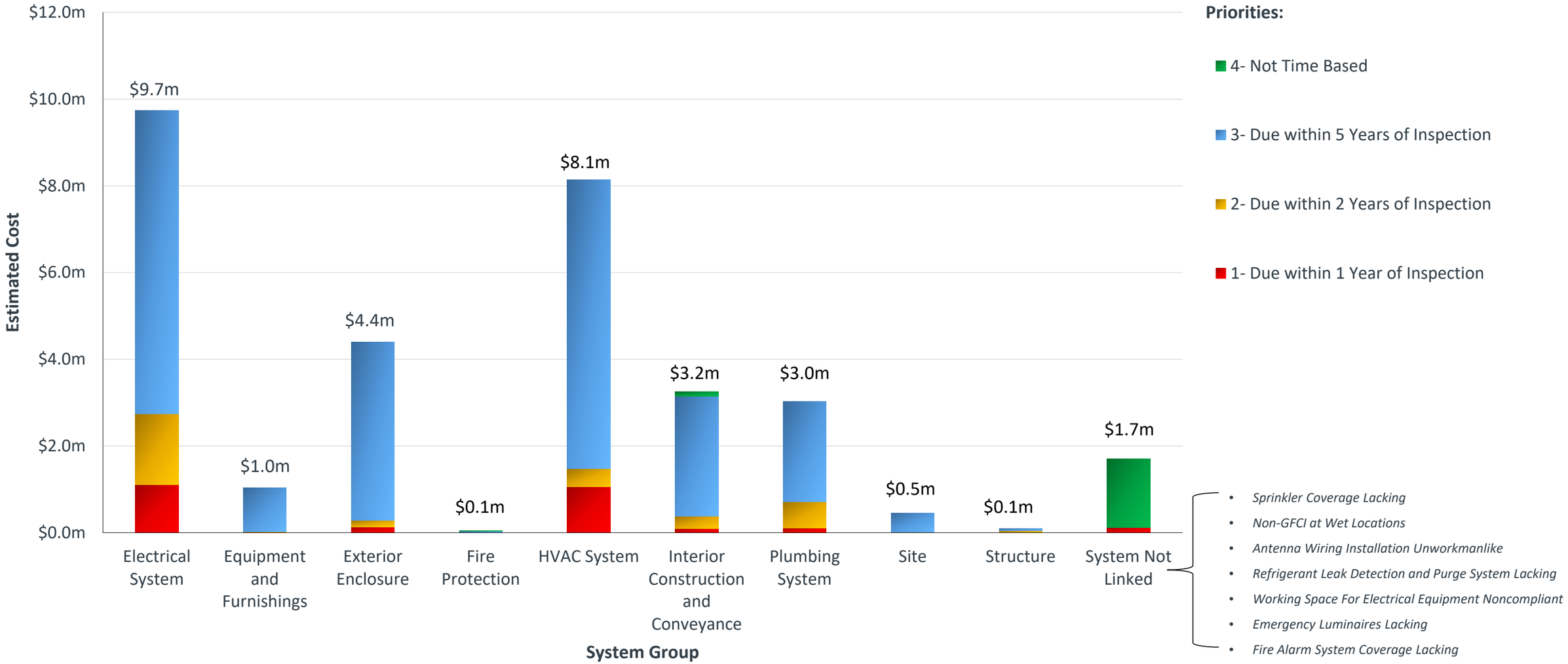
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What Are The Needs?

What Are The Needs

Crosstab Requirements by System and Priority

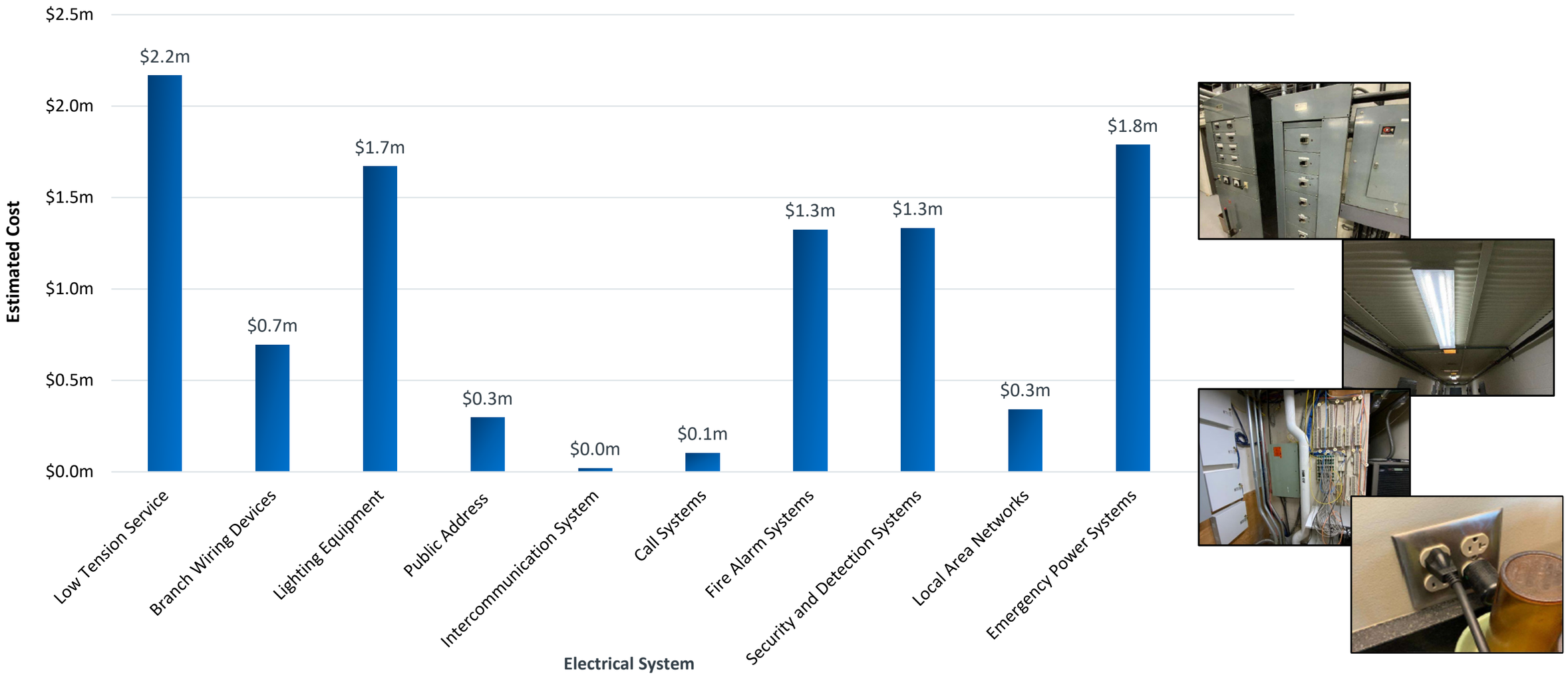


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What Are The Needs

Identified Building Needs by Uniformat Level 2 – Electrical Systems



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What Are The Needs

Top 10 Needs Sorted by Estimated Cost

Asset	Requirement Name	Category	Prime System	Priority	Estimated Cost
Dr. Donald E. Clark Justice Center	BUR (Built-Up Roofing) with Gravel - 2001 Renewal	Lifecycle	B3010 - Roof Coverings	Priority 3- Due within 5 Years of Inspection	**$1,361,101**
Joplin City Hall	Piping Distribution - 4-Pipe - Hot & Chilled Water Renewal	Lifecycle	D3040 - Distribution Systems	Priority 3- Due within 5 Years of Inspection	**$1,284,326**
Joplin City Hall	Fan Coil System - Heating or Cooling - 2 Pipe Changeover Renewal	Lifecycle	D3040 - Distribution Systems	Priority 3- Due within 5 Years of Inspection	**$1,020,168**
Dr. Donald E. Clark Justice Center	Fire Protection - Sprinkler Coverage Lacking	Building Code	N/A	Priority 4- Not Time Based	**$933,708**
Dr. Donald E. Clark Justice Center	Distribution Equipment - Panelboards and Feeders - 208Y/120V Renewal	Lifecycle	D5012 - Low Tension Service and Dist.	Priority 3- Due within 5 Years of Inspection	**$730,578**
Dr. Donald E. Clark Justice Center	Emergency Generator - 750kW - Diesel - Exterior Renewal	Lifecycle	D5092 - Emergency Light and Power Systems	Priority 3- Due within 5 Years of Inspection	**$647,211**
Joplin City Hall	Distribution Equipment - Panelboards and Feeders - 208Y/120V Renewal	Lifecycle	D5012 - Low Tension Service and Dist.	Priority 3- Due within 5 Years of Inspection	**$522,087**
Dr. Donald E. Clark Justice Center	Chiller - Centrifugal - 100 Ton Renewal	Lifecycle	D3030 - Cooling Generating Systems	Priority 3- Due within 5 Years of Inspection	**$509,984**
Joplin City Hall	Domestic Water Distribution Piping Renewal	Lifecycle	D2020 - Domestic Water Distribution	Priority 3- Due within 5 Years of Inspection	**$469,187**
Joplin City Hall	Lighting Fixtures - Interior - Fluorescent Renewal	Lifecycle	D5022 - Lighting Equipment	Priority 3- Due within 5 Years of Inspection	**$434,627**

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What Are The Needs

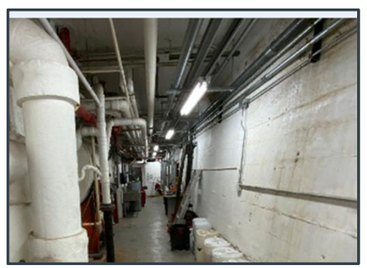
Life Safety Needs Sorted by Cost

Asset	Requirement Name	Category	Prime System	Priority	Estimated Cost
Maps/RV-III Facility	Fire Alarm System - Missing Stobe/Annuciators	Life Safety	D5037 - Fire Alarm Systems	1- Due within 1 Year of Inspection	$13,070
Dr. Donald E. Clark Justice Center	Basement HVAC Mezzanine - Missing Safety Railings	Life Safety	B1010 - Floor Construction	2- Due within 2 Years of Inspection	$10,426
Fire Station No. 2	Emergency Light and Power Systems - Emergency Luminaires Lacking	Life Safety	D5092 - Emergency Light and Power Systems	1- Due within 1 Year of Inspection	$8,559
Fire Station No. 6	Emergency Light and Power Systems - Emergency Luminaires Lacking	Life Safety	D5092 - Emergency Light and Power Systems	1- Due within 1 Year of Inspection	$8,559
Joplin City Hall	Emergency Light and Power Systems - Additional Exit Signage Required	Life Safety	D5092 - Emergency Light and Power Systems	1- Due within 1 Year of Inspection	$1,407
Airport Fire Barn - Dennis Weaver Drive	Equipment - Unsecured Lockers	Life Safety	C1033 - Storage Shelving and Lockers	1- Due within 1 Year of Inspection	$1,098
Dr. Donald E. Clark Justice Center	Unsecured Lockers - Level 1 - Jail	Life Safety	C1033 - Storage Shelving and Lockers	1- Due within 1 Year of Inspection	$1,098











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How Much Will It Cost?

How Much Will It Cost

20 Years Funding Projection

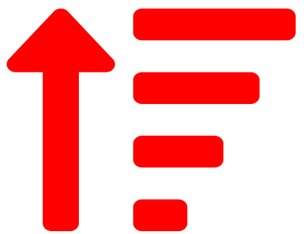
"How much total funding is needed for repairs and renewals in each fiscal year for the assets surveyed?"



Funding to
MAINTAIN
the Current FCI of
21% (0.21) over the
next 20 years



Impact of
CONSISTENTLY FUNDING
2.0% annually of the total
CRV over the next 20 years



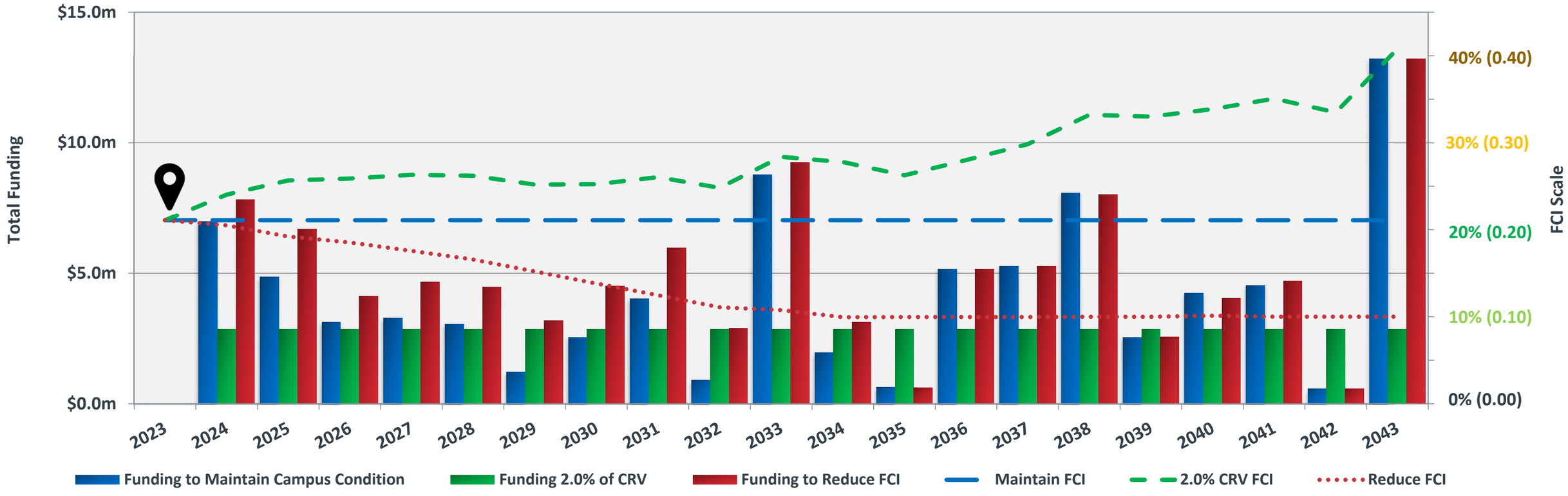
Funding to
IMPROVE
the FCI to 10% (0.10) over the
next 10 years and maintain
the following 10 years

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How Much Will It Cost

20 Years Funding Projection



Funding Model	Average Annual Funding	Starting FCI	Ending FCI
Maintain FCI	$4.2m per Year	21% (0.21) - *Good*	21% (0.21) - *Good*
Funding 3.0% of CRV at a 5% inflation rate	$2.9m per Year	21% (0.21) - *Good*	41% (0.41) – *Poor*
Funding to Reduce FCI	$5.0m per Year	21% (0.21) - *Good*	10% (0.10) - *Excellent*

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What Should We Do First?

What Should We Do First

Operations vs. Funding

Operations:

How to keep things running?

- Do what is absolutely necessary
- Run almost to failure
- Wait for major renovation
- Improve for service needs and program changes



Funding:

How to pay for projects?

- Fund for what is absolutely necessary
- Reserve to cover things that fail
- Once-in-a-while major renovation
- Program/service pays for changes

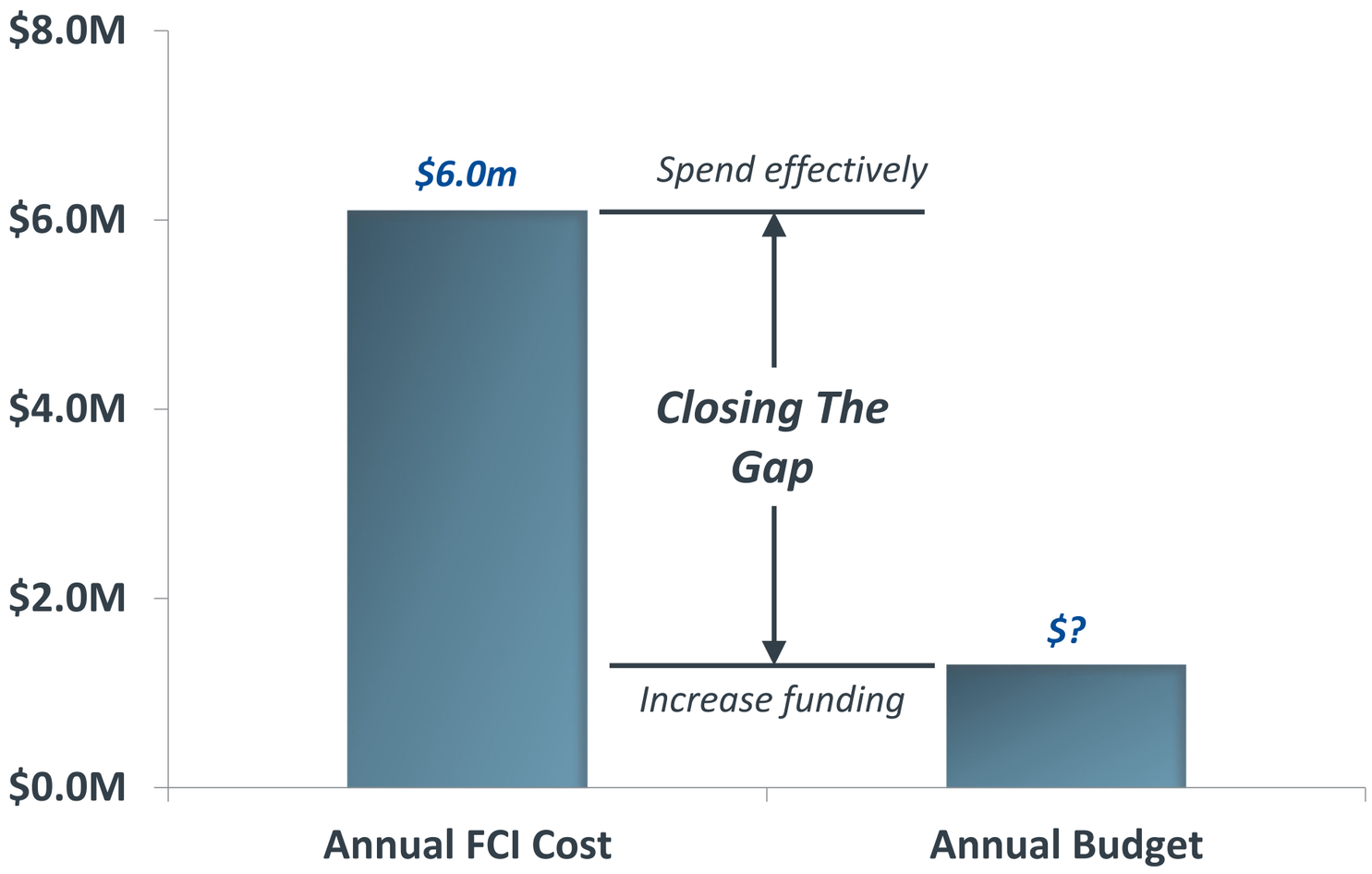


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What Should We Do First

Too many needs…Not enough money…

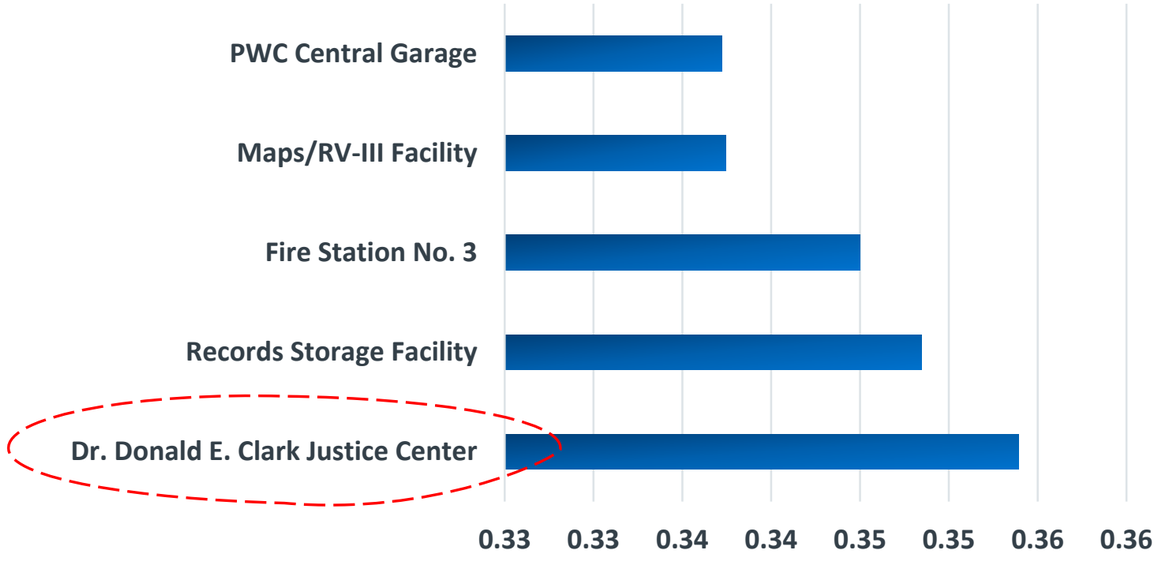




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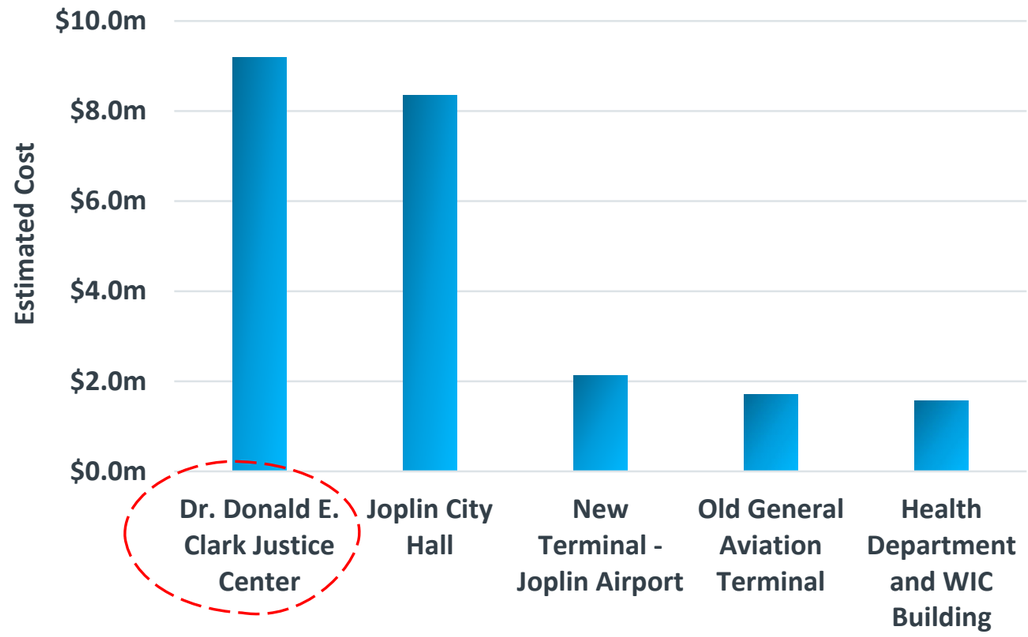
What Should We Do First

FCI Benchmark & Compare Assets



Might focus on *Buildings* with the **highest FCI's**

Portfolio average 0.21



Might focus on *Buildings* with the **highest FCI Costs**

Portfolio average $1.1m

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What Should We Do First

Strategy Buckets

Strategy Budget "Bucket"	Criteria
Must Do	• Items that are known to be critical in nature and cannot be deferred. • Known expenditures
Run To Fail	• Items to be actively monitored for drops in performance, but which will be allowed to continue operating without full renewal. • Keep a reserve: plan, parts, money
Hold for Major Renovation	• Items that are embedded within other building systems, so that it makes sense to do the work in combination with a larger, more comprehensive, general renovation. • Build up a fund over time
Requires Program Decision/Financing	• Items which require a program or service decision, before a strategic decision can be made. The objective is to avoid renewing a system now, which might not suit its use in the near term future. • Solicit funding from program / service source

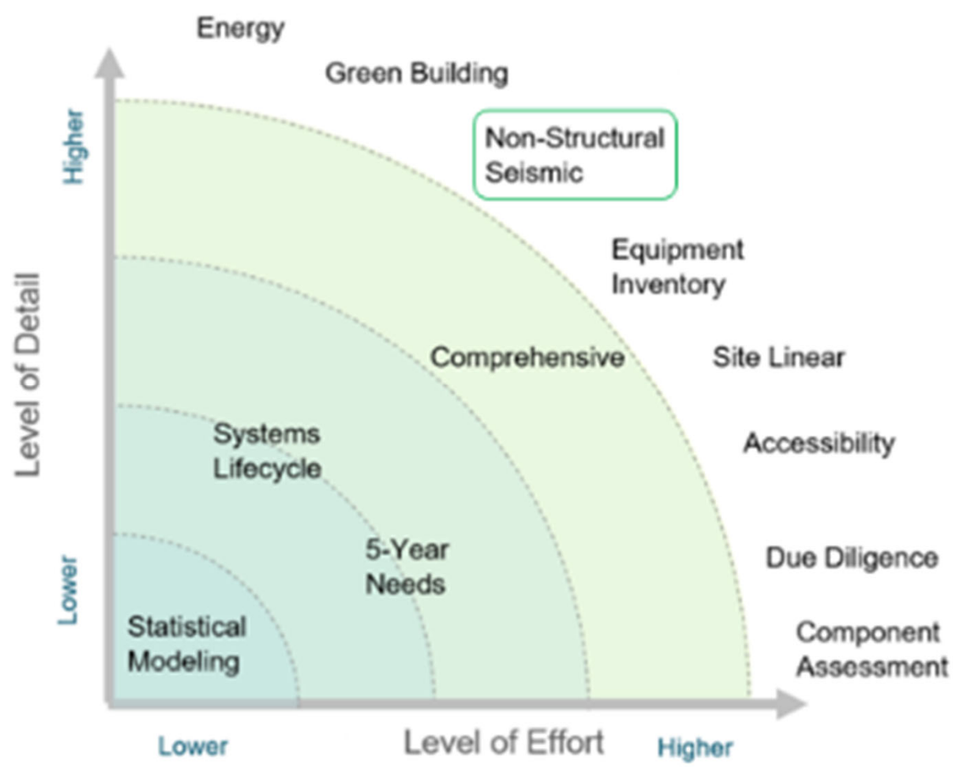
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Next Steps

Next Steps

- **Additional** Assets or Assessment Services?
  - Accessibility/ ADA
  - Other Assets to Assess or Model
  - Re-assessments in 5 Years
- Asset Inventory Collection (**Equipment Barcoding**)?
- Does the City wish to have **additional** software training in the future?
- Leveraging the Capital Budgeting Workshop information



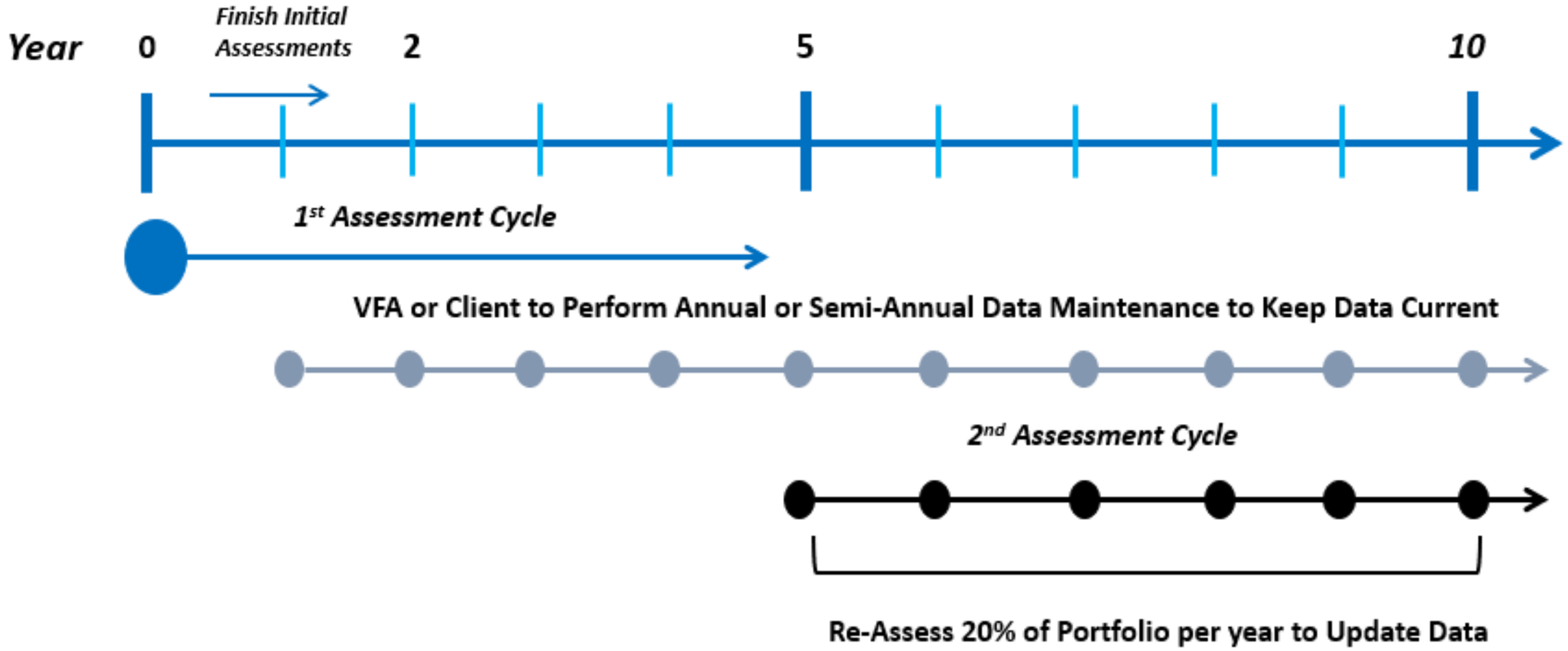
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Next Steps

Keeping Data Current

A Vital Element of *Every* Capital Planning Solution

Your approach to keeping FCA data current should include **both** data maintenance and re-assessments



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Recommendations

Recommendations

- **Proactively planning** for system renewals and renovations towards the following buildings:
    - *Fire Station Number 3*
    - *Dr. Donald E. Clark Justice Center*
- Adopting the proper funding **strategies and scenarios** for the City of Joplin facilities portfolio
- Understanding the **value the Facility Conditions Assessment (FCA) process** will bring over the next 5 to 20 years
- Develop **comfort-level** with the information compiled in *VFA.Facility* database

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Thank You!

Property Maintenance Codes

June 12, 2023

JOPLIN MISSOURI

City of Joplin Current Codes

1971 Basic Housing Code – Establishes minimum standards for single and multi-family dwellings.

Chapter 26 Article XIII of City of Joplin Code of Ordinances – Nonresidential Property Maintenance Code – Establishes minimum standards for the maintenance of the exterior of nonresidential buildings.

Chapter 26 Article X of City of Joplin Code of Ordinances – Addresses Dangerous Buildings

2018 International Residential & International Building Codes

These codes apply to new work only such as remodels, additions, renovations and new construction.

This code is enforced through the permitting process and required inspections.

In 2022 permitted construction projects were valued at over $216 Million and nearly 10,000 individual inspections were performed by the building inspectors.

Neighborhood Improvement Division

Current enforcement of property maintenance is handled through the Neighborhood Improvement Division on a complaint basis.

In 2022 there were 3,070 cases processed by the Neighborhood Improvement Division. Of these nearly 2,000 cases were specifically regarding tall grass and weeds, while the remaining cases dealt with other assorted nuisance violations.

The City of Joplin contains approximately 23,500 individual residential properties. The goal is for each property to be inspected at least 4 separate times throughout a year. With a staff of three officers, each officer would need to inspect 120 properties per day.

Enforcement of Current Code

A violation is discovered by either a routine inspection or in response to a complaint.

A written notice is sent to property owner, tenant, or both, explaining the violation and giving a re-inspection date when the violation must be corrected by.

If the violation continues and no reasonable attempt to comply has been made, then a ticket is issued, and a case is held at the municipal court level. This is followed by a municipal hearing with the code officer present and may result with either an extension of time to comply, an order to abate, a fine, or possible jail time.

City of Joplin Housing Survey
1993

Survey included 6,643 of the 23,500 properties in the City.

The study encompassed 4 census tracts that contained approximately 7.5 square miles.

Included 5,555 residential dwellings.

Ratings of the survey

Excellent – No structural deficiencies. Structure appears to be in excellent condition and well maintained.

Good – Only one structural defect observed. The structure is in good condition except for maintenance needs.

Questionable – Structural maintenance and some repair is needed.

Substandard – The structure is habitable but is in need of significant rehabilitation and/or redevelopment.

Unsound – The structure is in serious need of repair and may be uninhabitable. Demolition of the structure may be necessary.

Survey Results – Nearly 25% of homes were rated either Questionable, Substandard, or Unsound

Condition	Count	Percentage of Total
Excellent	2,941	53.0%
Good	1,317	23.7%
Questionable	627	11.2%
Substandard	532	9.6%
Unsound	138	2.5%
Total	5,555	100%

2005 Adoption of New International Property Maintenance Code

Several public "City Hall In The Park" events were held.

The topic was on City Council Meeting Agendas for nearly six months with some sessions lasting well past midnight.

City Council passed Ordinance #2005-125 on August 15, 2005 adopting the 2000 International Property Maintenance Code with the effective date of November 1, 2005.

On October 17, 2005 Ordinance #2005-125 was repealed after a referendum petition was collected and validated.

S.W. MISSOURI RENTAL HOUSING ASSOCIATION
Since 1984
P.O. Box 1801 • Joplin, MO 64802

SOUTHWEST MISSOURI RENTAL HOUSING ASSOCIATION

MAY 2005

MONTHLY MEETING:
TUESDAY 5/17/05
GRANNY SCHAFFER'S-NORTH RANGELINE ROAD
5:30 DINNER-6:15 GUEST SPEAKER
"2000 INTERNATIONAL PROPERTY MAINTENANCE CODE"
MARK ROHR, CITY MANAGER, CITY OF JOPLIN

THE MOST IMPORTANT MEETING CITY OF JOPLIN PROPOSES TO TAKE AWAY YOUR RIGHTS!

Inside this issue:

WINNER'S CIRCLE AND MEETING SCHEDULES	2
PUSHING BACK HOME OWNERSHIP	2
IMPORTANT DUTIES OF THE LANDLORD	2
2000 PROPERTY MAINTENANCE CODE CONTINUED	3
JOINING OUR ASSOCIATION	3
FORMS AND CREDIT REPORTS	3
DIRECTORS, CODE OF ETHICS, & PURPOSE	4

★★★★★★★★★★★★★★★★

★ *FAMOUS QUOTES* ★

★ So long as there are men there will be wars ★
★ *Albert Einstein* ★

★ I know not with what weapons World War III will be fought, but World War IV will be fought with sticks and stones. ★
★ *Albert Einstein* ★

★ Let every nation know, whether it wishes us well or ill, that we shall pay any price, bear any burden, meet any hardship, support any friend, oppose any foe to assure the survival and the success of liberty. ★
★ *John F. Kennedy Inaugural Address Washington, D.C. January 20, 1961* ★

★★★★★★★★★★★★★★★★

City of Joplin
2000 International Property Maintenance

City of Joplin 4/4/05 Ordinances–First Reading COUNCIL BILL NO. 2005-011 - AN ORDINANCE amending the Joplin City Code by repealing Article XII Housing Code and Article XIII Nonresidential Property Maintenance. of Chapter 26 of the Joplin City Code and enacting a new Article XII, Property Maintenance, of Chapter 26 of the Joplin City Code by adopting the 2000 Edition of the International Property Maintenance Code; making certain revisions thereto; and setting a date when this ordinance shall become effective.

Simplified Partial Summary of the 2000 International Property Maintenance Code

EXTERIOR

The yard area shall be maintained free of accumulations; the yard shall be mowed so that at no time shall the grass exceed 10 inches in height; trees and shrubs must not encroach upon any City right-of-way.

Roof-shingles, sheathing and flashing must be weather-tight to eliminate entry of water. Any damaged or missing areas must be replaced.

Gutters and downspouts must be intact and complete and able to carry storm water away from exterior walls and the foundation.

Chimneys must be intact and without missing block, brick or stucco - caps must be in place and properly secured to the chimney.

Wall siding, fascia, soffit, trim boards or other surfaces exposed to the elements must be intact, complete, secure and be properly painted or otherwise protected against deterioration from weathering.

Window glass must be intact and without breaks or cracks and be properly glazed. Frames and sashes must be intact and without rot or other deterioration and sashes must be capable of being held in the open position with hardware designed for such purpose.

Between April 1st and November 1st windows must be supplied with insect screens and exterior doors must be supplied with screen doors with automatic closures.

Exterior doors must be sound, without defects, weather-tight and complete with knobs and security lock.

Porch roofs, ceilings, support columns, floors, steps, handrails, guardrails (if needed) and foundations or piers must be intact, sound and plumb.

Main foundation walls shall be without breaks, faults, missing pieces or out of plumb. Mortar joints shall be complete and intact. Trees growing against the foundation shall be removed.

Address numbers must be on all structures - all numbers shall be Arabic numerals or letters at least 3 inches high and ½ inch stroke.

INTERIOR

All accumulations must be removed from within the structure and properly disposed of.

Ceilings and walls shall be without holes, gaps, cracks or water damage. Plaster patching finish must not be rough. Surfaces must be painted or otherwise protected. Floors must not have holes, gaps, weak or uneven areas. Floor coverings must be complete and undamaged.

CONTINUED ON PAGE 3

Area adoption of the International Property Maintenance Code

Missouri

Bethany, Cameron, Clayton, Cuba, Fenton, Farmington, Florissant, Hannibal, Hazelwood, Herculaneum, Hinesville, Hollister, Knob Noster, Lebanon, Loch Lloyd, Mexico, Neosho, Nixa, O'Fallon, Olivette, Pacific, Platte City, Raytown, Rolla, St. Clair, St. Louis, St. Peters, Sikeston, Springfield, Washington

Area adoption of the International Property Maintenance Code

Kansas

Arkansas City, Beloit, Coffeyville, Fairway, Iola, Kansas City, Lawrence, Manhattan, Mulvane, Olathe, Ottawa, Overland Park, Russell, Topeka, Wichita

Oklahoma – Statewide

A few things the current code does not include.

The 1971 Code has no provision regarding the transfer of ownership of a property subject to a violation. However, current ordinance (Article XIV) requires that every structure owned by an out-of-town party, must register that structure (residential and commercial) with the city along with the name and contact information of the selected property agent.

A few things the current code does not include.

The IPMC has a separate publication that provides guidance regarding the enforcement of the Code and the proper interpretation of the individual provisions, as well as inspectors certifications with required CEU'S. The 1971 has nothing like this.

A few things the current code does not include.

The IPMC is reviewed by attorneys and is constitutionally up to date in regard to the most recent pronouncements relating to search and seizure.

Housing Characteristics (1990, 2000, 2010)

	Total Housing Units	Occupied Units	Owner Occupied	Renter Occupied	Vacant
1990	19,403	17,488	54.5%	35.6%	9.9%
2000	21,328	19,101	51.5%	38.0%	10.5%
2010	23,336	20,339	57.2%	37.2%	5.6%

NEXT PHASE

- CONSIDER ADOPTION / ENFORCEMENT OF 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

- WORK WITH EXISTING ACTION PLAN COMMITTEE ON BEST PROCESS OF UPDATING AND IMPLIMENTING NEW CODE

* BEGIN PUBLIC OUTREACH / EDUCATION OF CLEARLY COMMUNICATING REQUIREMENTS AND ENFORCEMENT EXPECTATIONS

CODE COMPARISON SHEET



1971 Basic Housing Code / Non-Residential Property Maintenance Code	VS.	2018 International Property Maintenance Code

	H-101.1 Purpose: Establishes minimum standards for existing dwellings and multi-family dwellings. **Sec. 26-711 Purpose:** Establishes minimum standards for the maintenance of the exterior of existing nonresidential buildings and the premises they occupy.	**101.2 Scope:** Establishes minimum standards for all existing residential and nonresidential structures and all existing premises. **101.3 Intent:** This code shall be construed to secure its expressed intent, which is to ensure public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises.
	H-140.0 Violations: Whenever the building official determines there has been he shall give notice of such violation to the person responsible, at minimum the notice shall: 1) Be in writing. 2) Include description of the real estate sufficient for identification. 3) Specify the violation which exists, and the remediation action required. 4) Allow a reasonable time for performance of any act it requires, not exceeding sixty (60) days unless an extension offer is granted by the Director of Code Enforcement. 5) Right of Appeal- Section 112 of the Building Code.	**107.1 Notice to person responsible.** Whenever the code official determines that there has been a violation of this code, notice shall be given in the manner described in Sections 107.2 and 107.3 to the person responsible. **107.2 Form.** 1.) Be in writing. 2.) Include description of the real estate sufficient for identification. 3.) Include a statement of the violation and why the notice is being issued. 4.) Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the property into compliance. 5.) Inform the property owner of the right to appeal. 6.) Include a statement of the right to file a lien in accordance with Section 106.3

	The Basic Housing Code of 1971 does not include a transfer of ownership section. However, City of Joplin ordinance (Article XIV) requires that every structure owned by an out-of-town owner must be registered along with a local property manager with the City of Joplin.	**107.6 Transfer of Ownership:** It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.
365 - Cases processed in 2022	**H-310.1 Sanitation:** All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage. **Article II Nuisances** **Sec.54-35**	**302.1 Sanitation:** All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
4 - Cases processed in 2022	**H-310.2 Grading and Drainage:** All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any building or structure located thereon.	**302.2 Grading and Drainage:** All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
14 - Cases processed in 2022	**H-323.9 Sidewalk.** Every dwelling shall have a hard-surfaced, dust proof walk at least 30" wide from the property line to the residence or connecting the residence to a hard surfaced drive.	**302.3 Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
1,968 – Cases processed in 2022	**H-310.3 Noxious Weeds:** All exterior property areas shall be kept free from species of weeds or plant growth which are noxious or detrimental to the public health. **Article II Nuisances** **Sec.54-61** The presence of weeds, brush and other rank vegetation of a height more than 12 inches allowed to grow and stand upon any lot or tract of ground…	**302.4 Weeds:** All premises and exterior property shall be maintained free from weeds or plant growth more than 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided.

Currently Handled Through Health Department	**H-310.4 Insect and Rodent Harborage:** Every owner of a dwelling or multi-family dwelling shall be responsible for the extermination of insects, rodents, vermin, or other pests in all exterior areas of the premises; except that the occupant shall be responsible for such extermination in the exterior areas of the premises of a single-family dwelling.	**302.5 Rodent Harborage:** All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health.
	Not addressed in currently adopted codes.	**302.6 Exhaust vents:** Pipes, ducts, conductors, fans, or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent property.
73 – Case processed in 2022	**H-310.5 Accessory Structures:** All accessory structures including detached garages shall be maintained structurally sound and in good repair.	**302.7 Accessory Structures:** Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair
88 – Cases Processed in 2022	**Article II Nuisances** **Sec.54-35** The maintaining using, placing, depositing, leaving, or permitting to be or remain on any public or private property of any of the following items, conditions or actions is hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting, or restrictive. **(20) Abandoned objects or equipment:** Abandoned, discarded or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans, etc…..	**302.8 Motor Vehicles:** Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept, or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. **Exception:** A vehicle of any type is permitted to undergo major overhaul, including body of work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
0 – Cases processed in 2022	**H-320.1** All exterior wood and metal surfaces not inherently weather resistant shall be protected with an approved protective coating free of blisters, cracks, or peeling.	**304.2 Protective Treatment:** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted.

1 – Case processed in 2022	**Municipal Code Chapter 106 sec. 106-137** The owner of each single-family, multifamily, or other dwelling shall display in a conspicuous place on that portion of such dwelling which faces a public street, the street number of such dwelling in Arabic numerals at least three inches in height and in colors that contrast with the color of the dwelling upon which such numbers are placed.	**304.3 Premises identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch.
1 – Case processed in 2022	**H-321.0 Foundations, Walls, and Roof:** Every foundation, exterior wall, roof, and all other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition as to exclude rodents.	**304.5 Foundation Walls:** Foundation walls shall be maintained plum and free from open cracks and breaks and shall be kept in such condition to prevent the entry of rodents and other pests.
0 – Cases Processed in 2022	**H-321.1 Foundations:** The foundation elements shall adequately support the building at all points.	**304.4 Structural Members** Structural members shall be maintained and free from deterioration and shall be capable of safely supporting the imposed dead and live loads.
0 – Cases Processed in 2022	**H-321.2 Exterior Walls:** Every exterior wall shall be free of holes, breaks, lose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls.	**304.6 Exterior Walls:** Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
0 – Cases Processed in 2022	**H-321.3 Roofs:** The roof shall be structurally sound, tight, and have no defects which might admit rain; and roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building.	**304.7 Roofs and drainage:** The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
4 – Cases Processed in 2022	**Sec. 82-233 Offenses and Miscellaneous Provisions:** **Graffiti as nuisance:** The existence of graffiti on public or private property in violation of this article is expressly declared to be a public nuisance and, therefore, is subject to the removal and abatement provisions specified in this article.	**302.9 Defacement of Property:** No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

0 – Cases Processed in 2022	**H-322.0 Stairs, Porches, and Railings:** Stairs and other exit facilities shall be adequate for safety as provided in the building code and shall comply with the following subsections.	**304.10 Stairways, Decks, Porches, and Balconies:** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
0 – Cases Processed in 2022	**H-322.1 Structural safety:** Every outside stair, every porch, and every appurtenance attached thereto shall be so constructed as to be safe to use and capable of supporting the loads to which it is subjected as required by the building code.	**304.9 Overhang Extensions.** Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored to be kept in a sound condition.
0 – Cases Processed in 2022	**H-322.2 Handrails:** A protective railing shall be required on any unenclosed structure, such as a stair landing or porch 5' or more above the ground and every exterior stair containing 4 risers or more must have a handrail properly installed and sufficiently anchored to safely serve the purpose for which it is installed.	**307.1 Handrails and guardrails** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height
5 – Cases Processed in 2022	**Maintenance of swimming pools is not clearly addressed in currently adopted codes.**	**303.1 Swimming Pools** Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
0 – Cases Processed in 2022	**Maintenance of swimming pools and their enclosures are not clearly addressed in currently adopted codes.**	**303.2 Enclosures** Private swimming pools, hot tubs, and spas, containing water more than 24 inches in depth shall be surrounded by a fence.
0 – Cases Processed in 2022	**H-323.0 Windows, Doors, and Hatchways:** Every window, exterior door and basement hatchway shall be substantially tight and shall be kept in sound condition and repair.	**304.13 Windows, Skylights and Door Frames:** Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.
0 – Cases Processed in 2022	**H-323.1 Windows to be glazed:** Every window sash shall be fully supplied with glass windowpanes or an approved substitute which are without open cracks or holes.	**304.13.1 Glazing:** Glazing materials shall be maintained free from cracks and holes.
0 – Cases Processed in 2022	**H-323.3 Windows to be operable:** Every window other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.	**304.13.2 Openable windows:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
0 – Cases Processed in 2022	**H-323.4 Door Hardware** Every exterior door, door hinge, and door latch shall be maintained in good condition.	**304.15 Doors:** Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition.

0 – Cases Processed in 2022	**H-323.7 Basement or Cellar Hatchways:** Every basement or cellar hatchway shall be so constructed and maintained as to prevent the entrance of rodents, rain, and surface drainage water.	**304.16 Basement hatchways:** Every basement hatchway shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.
0 – Cases Processed in 2022	**H-323.8 Exit doors:** Every exit door, leading directly to or from common halls, stairways, or other means of egress in rooming houses, multi-family or two-family dwellings, shall be capable of being opened from the inside easily and without the use of a key.	**304.18.1 Doors:** Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased, or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort.
0 – Cases Processed in 2022	**H-323.9 Sidewalk:** Every dwelling shall have a hard surfaced, dust proof, walk at least 30" wide from the property line to the residence, or connecting the residence to a hard surfaced drive.	**302.3 Sidewalks and Driveways:** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.
0 – Cases Processed in 2022	**H-324.1 Guards for Basement Windows:** Every basement or cellar window which is openable shall be supplied with corrosion perforated steel sheets, or No. 20 B&S gage aluminum.	**303.17 Guards of Basement Windows:** Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.
0 – Cases Processed in 2022	**H-324.2 Insect Screen:** From June 1st to October 15th of each year, every door opening directly from any dwelling or multi-family dwelling to the outdoors, and every window or other outside opening used for ventilation purposes shall be supplied with a screen of not less than sixteen mesh per inch and every swinging screen door shall have a self-closing device in good working condition; except that no such screens shall be required for a dwelling unit above the fifth floor.	**304.14 Insect screens:** During the period from (Date) to (Date), every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screen of minimum 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.
0 – Cases Processed in 2022	**H-330.0 Interior Structure** No person shall occupy as owner-occupant or let to another for occupancy, any dwelling, multi-family dwelling, dwelling unit, rooming house, rooming unit, or portion thereof, for the purpose of living therein which does not comply with the following requirements.	**305.1 Interior Structure** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition.

0 – Cases Processed in 2022	**H-332.0 Structural Members:** The supporting structural members of every dwelling and multi-dwelling used for human habitation and every structure on the premises shall be maintained structurally sound.	**305.2 Structural Members:** All structural members shall be maintained structurally sound and be capable of supporting the imposed loads.
0 – Cases Processed in 2022	**H-333.0 Interior stairs and railings:** Stairs shall be provided in every dwelling, multi-family dwelling, rooming and boarding house as required by the building code.	**305.5 Handrails and guards:** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads.
0 – Cases Processed in 2022	**H-333.1 Maintained in good repair:** All interior stairs of every structure used for human habitation shall be maintained in sound condition.	**305.4 Stairs and Walking Surfaces:** Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair.
0 – Cases Processed in 2022	**H-333.3 Interior walls, floors, ceilings, doors, and trim:** Every interior wall, ceiling, and floor, or parts thereof shall be maintained in sound condition and good repair, free of any holes, cracks, loose plaster, or other defects that would provide access for insects and rodents.	**305.3 Interior Surfaces:** All interior surfaces, including windows and doors, shall be maintained in good, clean, and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.
0 – Cases Processed in 2022	**Maintenance of interior doors is not clearly addressed in currently adopted codes.**	**305.6 Interior Doors.** Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
0 – Cases Processed in 2022	**H-334 Bathroom and kitchen floors** Every toilet, bathroom, and kitchen floor surface shall be constructed and maintained to be substantially impervious to water and to permit such floor to be easily kept in a clean and sanitary condition.	**503.4 Floor surface:** In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, non-absorbent surface to permit such floor to be easily kept in a clean and sanitary condition.
0 – Cases Processed in 2022	**H-335 Sanitation:** The interior of every dwelling and multi-family dwelling used for human habitation shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage.	**308.1 Accumulation of rubbish or garbage:** Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
Currently Handled Through Health Department	**H-336.0 Insect and Rodent Harborage:** All buildings shall be kept free from rodent infestation, and where insects or rodents are found they shall be promptly exterminated by acceptable processes which will not be injurious to human health.	**309.1 Infestation:** All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health.

Currently Handled Through Health Department	**H-336.1 Extermination from buildings:** Every owner of a dwelling or multi-family dwelling shall be responsible for the extermination of insects, rodents, vermin, or other pests whenever infestation exists in two (2) or more of the dwelling units, on in the shared or public parts of the structure.	**309.4 Multiple occupancy:** The owner of a structure containing two or more dwelling units, or a non-residential structure shall be responsible for pest elimination in the public or shared areas of the structure and the exterior property.
Currently Handled Through Health Department	**H-336.3 Responsibility of Owner:** Notwithstanding the foregoing provisions, whenever infestation of rodents is caused by a failure of the owner to maintain any dwelling or multi-family dwelling in a rodent-proof condition, extermination of such rodents shall be the responsibility of the owner.	**302.2 Owner:** The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.
8 – Cases Processed in 2022	**H-336.4 Accessory structure maintenance:** All accessory use structures or buildings, whether attached to the main building or detached therefrom, shall be properly maintained in a clean and sanitary condition, and shall not create a blighting effect on the neighborhood or they shall be removed from the premises.	**302.7 Accessory structures:** Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.
Not currently enforced.	**Maintenance of clothes dryer exhaust systems are not clearly addressed in currently adopted codes.**	**403.5 Clothes dryer exhaust.** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.
Not currently enforced.	**Overcrowding based on square footage is not addressed in currently adopted codes.**	**404.5 Overcrowding** Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of table 404.5
Not currently enforced.	**H-401.0 Sanitary Facilities:** The following minimum sanitary facilities shall be supplied and maintained in sanitary, safe working condition. **H-401.1 Water closet** **H-401.2 Lavatory** **H-401.3 Bathtub or Shower** **H-401.4 Kitchen sink**	**502.1 Dwelling units:** Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet, and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located near the door leading directly into the room in which such water closet is located.
Not currently enforced.	**Public toilet facilities are not addressed in currently adopted codes.**	**502.5 Public toilet facilities** Public toilet facilities shall be maintained in a safe, sanitary, and working condition in accordance with the International Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided.

26 – Cases Processed in 2022	**H-402.0 Water and Sewer Systems:** Every kitchen sink, lavatory basin, bathtub or shower and water closet required under the provisions of Section H-401 shall be properly connected to either a public water and sewer system or to an approved private water and sewer system. All sinks, lavatories, bathtubs, and showers shall be supplied with hot and cold running water.	**505.1 Water system:** Every sink, lavatory, bathtub, or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system, **506.1 Sanitary drainage system:** Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
Not currently enforced	**H-402.1 Water Heating Facilities:** Every dwelling unit shall be supplied with water heating facilities which are installed connected with hot water lines to the fixtures required to be supplied hot water under section H-402. Water heating facilities shall be capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub, shower, and laundry facility or other similar units, at a temperature of not less than one hundred thirty (130) degrees Fahrenheit at any time needed.	**505.4 Water Heating facilities:** Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a temperature of not less than 120 Degrees Fahrenheit. A gas-burning water heater shall not be in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
Currently Handled Through Public Works	**City Municipal Code Sec. 118-129 User Reports.** When required by the superintendent, the following users shall submit applicable user questionnaires to the superintendent on forms provided by the superintendent…..	**506.3 Grease interceptors.** Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal systems shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes.
Not currently enforced	**Storm drainage on individual single-family homes not clearly addressed in currently adopted codes.**	**507.1 Storm Drainage** Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Not currently enforced	**H-403.0 Heating Facilities:** Every dwelling and multi-family dwelling shall have heating facilities and the owner of the heating facilities shall be required to see that they are properly installed, safely maintained and in good working condition at all times, and that they are capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms located therein so that an even, comfortable temperature may be maintained at not less than 70 degrees Fahrenheit at 3' above the floor in subzero weather.	**602.2 Residential Occupancies:** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms based on winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.
15 – Cases Processed in 2022	**H-404 Rubbish storage facilities:** Every multi-family dwelling and dwelling unit shall be supplied with approved containers and covers for the storage of rubbish and the owner, operator, or agent in control of such multi-family dwelling shall be responsible for the removal of such rubbish.	**308.2.1 Rubbish storage facilities:** The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.
Not currently enforced	**H-414.0 Electrical Outlets and Fixtures:** All outlets and fixtures shall be installed, maintained, and connected to the source of electric power in accordance with the **provisions of the building code** or the electrical code of the municipality, providing for adequate service, proper fusing, and sufficient outlets. All improper wiring or insulation deterioration or damage or any other hazardous condition shall be corrected.	**604.1 Electrical facilities:** Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and section 605. **604.2 Service:** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240-volt single-phase electrical service having a minimum rating of 60 amperes.
Not currently enforced	**H-421.0 Minimum Ceiling Heights:** Habitable rooms in existing buildings, except as provided in section H-112, shall have a clear ceiling height of not less than seven and one-third (7 1/3) feet, except that in attics or top half-stories the ceiling height shall not be less than seven (7) feet over not less than one-third (1/3) of the area when used for sleeping, study, or similar activity.	**404.3 Minimum Ceiling Heights:** Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, habitable basement areas shall have a clear ceiling height of not less than 7 feet.

Not currently enforced	**H-422.0 Required Space in Dwelling Units:** Every dwelling unit shall contain a minimum gross floor area of not less than one hundred (100) square feet for each additional occupant. The floor area shall be calculated based on the total area of all habitable rooms.	**404.2 Minimum Room Widths:** A habitable room, other than a kitchen, shall not be less than 7 feet in any plan dimensions. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.
Not currently enforced	**H-423.0 Required Space in Sleeping Rooms:** In every dwelling unit, every room occupied for sleeping purposes by one (1) occupant shall have a minimum gross floor area of at least seventy (70) square feet. Every room occupied for sleeping purposes by more than one (1) occupant shall contain at least fifty (50) square feet of floor are for each occupant thereof.	**404.4.1 Area for Sleeping Purposes:** Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof. **404.4.2 Access from Bedroom:** Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
Not currently enforced	**H-425.0 Location of bath and second sleeping room:** No residence building or dwelling unit containing two (2) or more sleeping rooms shall have such room arrangement that access to a bathroom or water closet compartment intended for use by occupants of more than one sleeping room can be had only by going through another sleeping room.	**404.4.3 Water closet accessibility:** Every bedroom shall have access to not less than one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.
Not currently enforced	**H-431.0 Natural Light in Habitable Rooms:** Every habitable room shall have at least one (1) window of approved size facing directly to the outdoors or to a court. The minimum total window area measured between stops, for every habitable room shall be ten (10) percent of the floor area of such reem, except in kitchens when artificial light may be provided in accordance with the provisions of the building code.	**402.1 Habitable Spaces:** Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Currently handled through Fire department.	**H-433.0 Light in Common Halls and Stairways** Every common hall and inside stairway in every dwelling, other than one family dwellings, shall be always adequately lighted with an illumination of at least five (5) lumens per square foot in the darkest portion of the normally traveled stairs and passageways.	**402.2 Common Halls and Stairways:** Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be always lighted with at least a 60-watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet.
Not currently enforced	**H-434.0 Electrical outlets required:** Where there is electric service available, within 150 feet of the premises on which there is located a building or structure designed or intended to be used for residential purposes, every habitable room of a dwelling or multi-family dwelling at least two (2) separate remote outlets, one of which may be a ceiling or wall type electric light fixture. In kitchen, three (3) separate and remote wall type, grounded, electric convenience outlets.	**605.2 Receptacles:** Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover.
Not currently enforced	**H-434.1 Extension Cords:** Extension cords shall not exceed twelve (12) feet in length or be fastened to any surface with nails, staples, or other fasteners not shall they be run through a wall.	**605.4 Wiring** Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.
Currently handled through Fire department.	**2018 International Fire Code Sec. 1103.3.2 Elevator emergency operation.** Existing elevators with a travel distance of 25 feet or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel for firefighting or rescue purposes shall be provided with emergency operation in accordance with ASME A17.3.	**606.1 Elevators, Escalators and Dumbwaiters.** Elevators, dumbwaiters, and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be always on display within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location approved by the code official. **606.2 Elevators.** In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.
Not currently enforced	**H-435.0 Adequate Ventilation:** Every habitable room shall have at least one (1) window which can e easily opened, or such other device as will adequately ventilate the room.	**403.1 Habitable spaces:** Every habitable space shall have not less than one openable window. The total openable area of the window in every room shall equal not less than 45 percent of the minimum glazed area required in Section 402.1

Not currently enforced	**H-436.0 Ventilation and light in bathroom and water closet:** Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms as required by sections H-431 and H-434, except that no window shall be required in bathrooms or water closet compartments equipped with an appropriate ventilation system.	**403.2 Bathrooms and toilet rooms:** Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.
Not Currently Enforced	**H-441.1 Two Means of Egress:** Every dwelling shall provide two (2) means of egress, a front door and a rear door. In existing residences with one exit door, at least one window in each bedroom shall be a double hung window maintained in good working condition no higher than twenty-eight (28) inches above the floor with removable screen or storm screen to be used as a means of exit.	**702.1 Means of egress:** A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. **702.4 Emergency Escape Openings:** Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
Currently handled through Fire department	These minimum standards and many others dealing with fire safety are currently addressed in the 2018 International Fire Code and all of the standards identified in the International Property Maintenance Code compliment the IFC.	**701.2 Fire Safety Requirements Responsibility** The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements.
		702.1 Means of Egress A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
		702.3 Locked Doors Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort except where the door hardware conforms to that permitted by the international Building Code.
		704.6.1.1 Single and multiple-station smoke alarms Group R-1 Single- or multiple-station smoke alarms shall be installed in all the following locations in group R-1: 1.) In sleeping areas 2.) In every room in the path of the means of egress from the sleeping area to the door. 3.) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics.



Lodging Update

For the City of Joplin

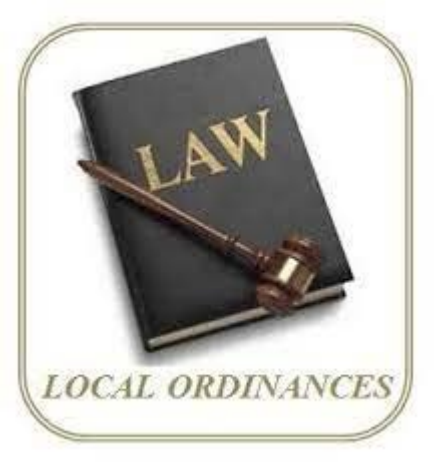
COJ Team | June 12, 2023

Review

March 2022: Presentation made to City Council of findings from a survey of lodging ordinances in Missouri. Council requested the following of City staff:

- Identify gaps in existing codes
- Improve coordination of enforcement efforts between City departments
- Present recommendations to Council for potential code changes

Current Codes that Apply



- City Ordinances
  - Building code
  - Business licensing
  - Nuisance codes
  - Fire code
  - Food code
  - Law enforcement
  - Nonresidential property maintenance code
  - Planning and zoning requirements
  - Recreational water code
  - Vector code
- State Lodging Rule
  - Currently 23 lodging establishments licensed by State in Joplin
  - Inspected by annually LPHA (Joplin Health Department)

Perceived Gaps



- International Property Maintenance Code
  - Addresses interior and exterior conditions of lodging establishments
  - Coordinates with other ICC codes
- Sanitation/Housekeeping Requirements at City level
  - Can adopt State Lodging Rule requirements
  - Can add additional requirements if desired (eg: methods of bed bug treatment)
  - Other Lodging Rule requirements addressed by existing City codes
- No local user fees for inspections
- Security/safety requirements
  - Mandatory guest and vehicle logs

Enhancing Coordination



- Inspecting departments coordinate with Finance
  - Properties with ongoing compliance issues will not receive license renewal until compliance is achieved
  - Utilization of NaviLine for departments to "sign off" on license renewals
- Request that properties be required to undergo a crime prevention assessment with JPD as a part of judicial remedies

Potential Paths Forward



Option 1

- Adopt IPMC
- Develop and adopt local sanitation requirements
- Adopt user fees for inspections
- Mandate guest and vehicle logs

Option 2

- Adopt the IPMC only

Option 3

- Adopt the State Lodging Rule

Option 4

- Maintain current codes with enhanced coordination efforts

Questions or Comments?