



COMMON CODE VIOLATIONS AND TIPS

Building without a permit

Anyone who intends to construct, enlarge, alter, repair, move, demolish any building or structure shall first obtain a building permit.

IBC 2018 105.1 Required

Marking/Graffiti

No exterior surface on private or public property should remain with any marking, carving or graffiti.

IPMC 2018 302.9 Defacement of property

Overgrown Weeds

Premises and exterior property shall be maintained free from weeds or plant growth in excess.

IPMC 2018 302.4 Weeds.

While Code Enforcement inspects for and enforces many codes and ordinances, the following are the most common violations reported.

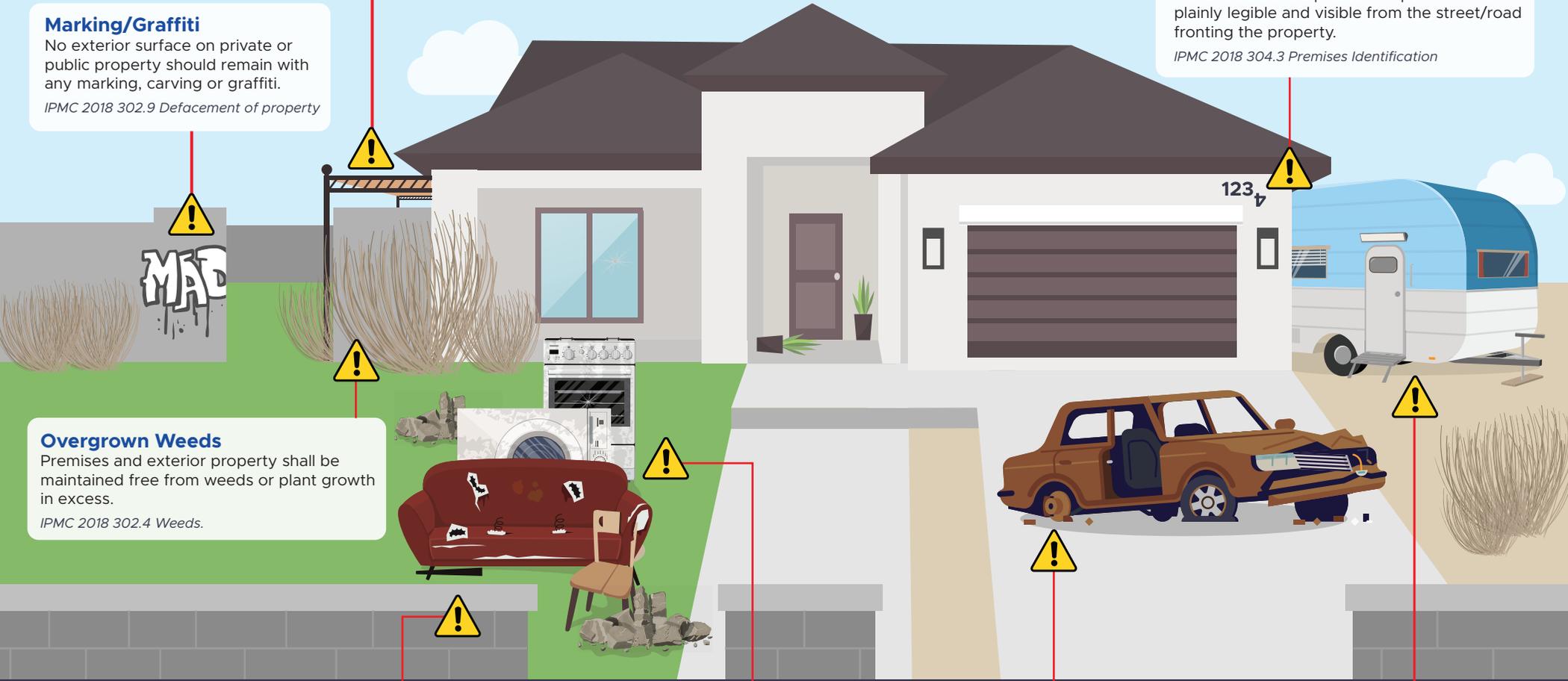
Codes enforced by Code Enforcement Officer:

- International Property Maintenance Code 2018 (IPMC 2018)
- San Luis City Code, Title 18 Zoning
- International Building Code 2018 (IBC 2018)

Building Address Numbers

Numbers must be placed in a position to be plainly legible and visible from the street/road fronting the property.

IPMC 2018 304.3 Premises Identification



Fence/Wall Height and Maintenance

• Height: 4ft within the required front or street side setbacks and 6ft is the maximum height for the side and rear of property.

• Maintenance: Every fence or wall shall be maintained in a condition of good repair.

City Code 18.70.100 (A) & (B).

Rubbish/Garbage & Debris

Such items are prohibited from being stored in the yard and must be disposed of.

IPMC 2018 302.1 Sanitation & 308.1 Accumulation of rubbish or garbage.

Abandoned/Unlicensed Vehicles Stored on Property

Inoperative, dismantled, or unlicensed vehicles shall not be parked, kept, or stored on any premises.

IPMC 2018 302.8 Motor Vehicles

Recreational Vehicles

Recreational vehicles are permitted to be parked inside the property within residential areas, however, their use for residential purposes is prohibited in all districts.

City Code 18.70.090 (J)