



**The Property Maintenance Code
will be adopted in 2018.
Enforcement of the code
will begin in 2019.**

Property Maintenance Code (PMC)

Spokane Municipal Code
17F.075

Housing Quality Definition

A habitable space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

What is the Property Maintenance Code (PMC)?

The PMC is a code that regulates the minimum maintenance requirements for existing residential structures and all existing premises. The standards apply to basic equipment, light, ventilation, heating, sanitation and fire safety. The PMC provides the safe use of existing structures.

Who's affected by the PMC?

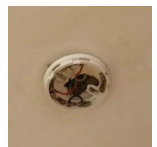
All owners of existing residential structures and property in the City of Spokane.

Who enforces the code?

The City of Spokane Code Enforcement Department will enforce the PMC in 2019. More information will be made available about enforcement of the code later this year, visit the City of Spokane webpage frequently to stay up to date.

Why comply?

Property maintenance benefits property owners and neighborhoods by protecting property values. Compliance avoids possible fines that may be imposed if property owners fail to correct property deficiencies.



Areas of Enforcement

General Requirements: Requirements for the exterior property areas as well as interior and exterior structure. Structures and land should be maintained in a clean, safe, secure and sanitary condition.

Exterior Structure:

- Roofing & Drainage
- Protective treatment/exterior surfaces
- Foundations
- Exterior Stairs/Decks, Windows
- Accessory Structures, etc.
- Pest Elimination
- Fences

Lighting, Ventilation and Occupancy Limits: Minimum requirements for occupiable and habitable buildings. Minimum criteria for light, ventilation and occupancy limitations.

- Healthy light
- Healthy air/ventilation
- Occupancy Limitations: Room and Clearance requirements

Plumbing Facilities and Fixtures: Minimum criteria for maintenance and operability of plumbing systems.

- Plumbing Systems
- Water Supply
- Sanitary Drainage

Mechanical & Electrical: Minimum performance requirements for heating, electrical and mechanical.

- Hazard prevention
- System maintenance
- Means of heat
- Tempered water

Fire Safety: Minimum requirements for fire safety relating to structures and exterior premises.

- Smoke alarms
- Emergency escape openings