

# 2017 CODE PROGRAM

A special two day Code Enforcement Program, October 14 and 15, which is applicable to not only the city attorney and law department but also your code enforcement officials. Visit [www.imla.org](http://www.imla.org) to register!

## Saturday, October 14, 2017

Start Time	End time	Topic		Speaker(s)
8:00AM	9:00AM	Code Officer Safety	Code and Zoning Enforcement can be a difficult and time consuming task for municipalities. This presentation will focus on Code Enforcement Officer Safety while discussing the administrative process behind enforcing the code, including administrative search warrants, fines and/or injunctions, how evidence gathered to enforce a case, practices to avoid, and helpful hints. The presentation will include an interactive discussion of several common situations code officers face and will identify steps an inspector can take to interrupt escalation.	Ashley M. Ulbricht
9:00AM	10:00AM	Local Amendments to Model Codes	This presentation will begin with a couple of questions: Can local governments make changes to International Codes?; Should local governments make changes to International Codes/Model Codes?; If a local government chooses to make changes, how extensive should they be?. The presenter will then provide some examples of International/Model code language with some local changes. The last part of the presentation will look at the enforcement process and penalties in International/Model codes and determine whether they are effective and what local changes might look like to enhance the effectiveness.	David Wesner
10:00AM	10:15AM	Break		
10:15AM	11:15AM	Sign Enforcement	Murals or other works of art on outdoor walls can be classified as a sign, artwork, or both depending on the content and the municipality in which the work is done. This presentation will provide a brief background into municipal regulation of signs in general. Next, the various ways in which local control of signs raises First Amendment Constitutional issues. Regulation of murals and artwork is an increasing issue for municipalities as some have specifically started mural programs as a means to promote economic development, address issues of blight, or involve long terming planning. Common fact patterns exist between mural owners and local officials over whether or not a mural falls under a sign ordinance and case law on this will be covered along with the legal issues and arguments from both sides. Examples of municipal codes that specifically exempt murals from sign ordinances will be addressed.	Shannon T. O'Connor
11:15AM	12:30PM	Proactive vs. Reactive Rental Registration	Each speaker will provide background about their chosen system and describe the benefits of the system; speakers will pose questions challenging the efficacy of the systems.	Tom Carr & Patricia Link
12:30PM	2:00PM	LUNCH on your own		

2:00PM	3:15PM	Civil Abatement- Focus: Drug Abatement and Red Light Abatement	The Code Enforcement Unit (CEU) of the San Diego City Attorney's Office is an important member of the City's Drug Abatement Response Team (DART) and the City's Red Light Abatement Team (RLA). The DART team focuses on problem properties with ongoing narcotic activity while the RLA team focuses on problem properties with ongoing prostitution and human trafficking activity. Both teams develop an appropriate long term strategy to abate the nuisance activity; and ensures that all code violations are corrected. When a property owner fails to address the narcotic activity at the property, CEU's DART deputy regularly files a civil action under California Health and Safety Code sections 11570-11587, a specialized nuisance statute designed to make property owners and managers civilly liable for illegal drug activity conducted on their premises. Similarly, when a property owner or business owner fails to address the prostitution and human trafficking activity at the property, CEU's RLA deputy regularly files a civil action under Penal Code sections 11225-11233, a specialized nuisance statute designed to make responsible persons liable for the prostitution and human trafficking activity conducted on their premises.	Gabriela Brannon and Patricia Miranda
3:15PM	4:15PM	Derelict Buildings	This presentation will discuss how one city worked to remove derelict houses from a prime tourist location through a novel rezoning agreement with landowners. Prior to the rezoning agreement, landowners were disincentivized from tearing down derelict buildings due to an increased assessment occurring on their property now that it was considered vacant commercial land even though these properties were intended to be assessed as residential. The rezoning agreements helped the landowners avoid these unintended increased assessments, while also helping the city remove derelict buildings.	Ken Beaman
4:15PM	5:15PM	Holistic Code Enforcement Responses	The presentation discusses Holistic Code Enforcement responses to undercapitalized limited liability companies, inattentive lending institutions and sympathetic owner occupants. The interactive presentation will facilitate a discussion of problem solving through piercing the corporate veil, court-ordered receiverships, leveraging Fannie and Freddie backed mortgages and municipal code compliance loan programs.	Adam Stephens

## Sunday, October 15, 2017

Start Time	End time	Topic	Speaker(s)
9:00AM	12:00PM	Mock Trial	
12:00PM	2:00PM	Lunch on your own	
2:00PM	6:00PM	Mobile WorkShop	*Registration required, but free for Code Registrants

[Click here](#) to register!