

For a copy of Rick's Fair Housing webinar slides, go to <https://cityofmhk.com/Fair-Housing>

For other questions regarding renting in Manhattan, go to: <https://cityofmhk.com/2838/Renting-in-Manhattan>

Q: What happens when a request is made to an issue walk us through the process.. ? how does the city address issue.. do they do a follow up?

A: The request is assigned to an inspector for follow-up and potential enforcement. If the inspector determines there is a violation of the City ordinance or adopted code, a notice is issued to the owner or owner's agent. The notice identifies the violation, orders corrective action, and establishes a reasonable schedule or deadline for compliance. When the violation is corrected to the satisfaction of the inspector, the violation notice is closed.

Q. Can code be called on the university dorms?

A. No, we do not have jurisdictional authority on KSU property.

Q. Are administrative warrants still legal? I thought a State of Kansas Statue prohibits those but I may be confused.

A. Yes.

Q. Has the city issued a lot of warrants? Manhattan had to issue a lot here.. what is an administrative warrant?

A. A warrant issued by a judge on the application of an administrative agency. Administrative agencies with enforcement power often seek administrative warrants to check for contraband or other evidence of non-compliance with the law.

It is very rare that we would seek an administrative warrant for code enforcement.

Q. Does "grandfathering" exist in the IMPC or city codes? I understand there is no "grandfathering" on fire safety codes, is that correct?

A. Grandfathering is a term that is commonly used but does not exist in Manhattan. A Notice of Violation of IPMC may be appealed to the Housing Appeals Board. If the Board grants that appeal, the condition is approved to remain for the life of the property unless it is altered.

Q. Does the city drive around city to visually view. places to see if they are in code? (besides report it app.. )

A. Yes.

Q. What is the percent of violations to now, is the city doing better? worse..?

A. This is difficult to answer without two timeframes to references and compare.

Q. What size do house numbers need to be?

A. Each character shall be not less than 4" high with a minimum stroke width of 1/2".

Q. Hoarders and holding is a protected class . How does the city enforce the city regulations on a protected class of people which could be in violation of the Federal Fair Hoarding Standard?

A. We enforce housekeeping out of the IPMC and nuisance violations out of the Code of ordinances.

Q. If someone has unlivable living conditions as hoarders then does the city check these people out?

A. If we have been requested to inspect and have the appropriate permission to enter the dwelling and perform the inspection, we will inspect the dwelling.

Q. Is the apartment unit required to be cleaned after death of tenant? if not why? what is responsibility of landlord?

A. If we are aware of a situation and a code violation exists, we will proceed with enforcement by issuing a notice of violation. "Professional" cleaning is not required by the code.

Q. If there are vacant rental units does the city step in and check these as a abandoned? (vacant rental is not being kept up and deteriorates over time being empty)?

A. No, Manhattan does not have a mandatory inspection program.

Q. Will CE units be given to holders of contractor's licenses as has been done in past years?

A. Yes.

**Comment:** A vacant dwelling is not necessarily a "abandoned" dwelling.

A. Agree.

Q. Fuel burning? Is a fire place considered to be a "fuel burning" appliance?

A. Yes.

Q. I thought carbon monoxide "hung" low to the ground. Why then permit it to be installed on the ceiling.

A. Carbon monoxide is slightly lighter than air but does not sink or rise. It mixes easily with the air inside a home. Always follow the manufacturer's installation instructions.

Q. If a unit is empty, it probably needs checked to be sure its efficient / sufficient to rent. If a unit is empty nothing has been used. Does the city make themselves available to these landlords or people with issues/questions?

A. Yes. We can be reached at 785-587-4506 or [riskreduction@cityofmhk.com](mailto:riskreduction@cityofmhk.com)

Q. Why does the city allow retailers to sell fire extinguishers without proper tags?

A. The inspection and maintenance requirements for portable fire extinguishers of the International Fire Code and NFPA 10 do not apply until an extinguisher is put into service (installed for building occupant use). These requirements do not apply to storage and retail sales of fire extinguishers.