

## Chapter 3: Maintenance Standards

A Correction Period is a tool for the ICC staff or Board to use to encourage houses to take care of ongoing situations where they are being negligent of and/or damaging their property.

Relevant Standing Rule: 15.5.4.2

**2 Week Correction Period:** The standing rules define the 2-week correction period as “Any acute condition that represents a serious threat to the safety and/or property of the members of the house and the ICC. This shall include but is not limited to any problem condition that results from malicious acts of those demonstrating a blatant disregard for the well being of ICC Property.” These shall also include but are not limited to: clear fire hazards, clear health hazards, roof leaks, severe plumbing leaks, breaches of security, unsightly garbage in yard and/or around house.

**1 Month Correction Period:** The Standing Rules define the 1-month correction period as “Any condition that threatens the property or comfort of the members of the co-op or violates standards without being related to safety or the deterioration of the building.” These shall include but are not limited to: leaky faucets, holes in walls, broken laundry/kitchen equipment.

**2 Month Correction Period:** The Standing Rules define the 2-month correction period as “Any condition, that in the opinion of the Officer/Staff Team, jeopardizes the appearance or economic operation of the co-op, requires substantial planning or lead time to repair, or otherwise represents a condition of non-urgent nature.” These shall include but are not limited to: inappropriate/messy painting, dilapidated furniture, or damaged flooring.