

SMYRNA



GEORGIA

jonquil city

Multi-Family Rental Housing Inspections

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The Program

- **Applicability:** All owners of multi-family rental dwellings or multi-family rental units within the city that **receive income for use of four or more such dwellings or units and meet the requirements of O.C.G.A. § 48-13-5 for having a location or office within the city.**
- **Requirement:** A code compliance certificate covering **interior inspections of no less than 20 percent of the multi-family rental units within the 12-month period** immediately preceding the date of the certification.
- **When:** Each owner shall submit a **code compliance certificate annually, commencing on January 1, 2013, with their business license renewal.** Such subsequent code compliance certificates shall cover interior inspections of at least 20 percent of the units, provided all units shall be inspected, at a minimum, every five years.



The Program

- **Who**: All inspectors wishing to submit or participate in the apartment evaluation program must comply with the following requirements:
 - The inspector must be a currently **licensed/certified** design professional (architect or engineer) or hold one of the following current certifications from the International Code Council (ICC).
 - The inspector must submit a copy of his or her business license and applicable current license/certification to the city to be placed on an **approved certified building inspector** list prior to inspecting any apartment complex.
 - The inspector must provide an **inspection report** or a certificate, similar to the inspection report provided by the city, executed by a currently licensed/certified building inspector and stating compliance with those minimum standards described in the inspection report. The **inspector must sign and date the report upon completion.**



The Issue

- Due to Covid-19, the property owners have expressed trouble in getting their inspectors access to the units due to fear from the resident of potential exposure to the disease.
- There are 32 apartment developments in the City.
 - 9 (or 28%) of those developments have submitted inspection reports and have paid business license renewal.
 - 5 (or 15%) of those developments have submitted payment, but have not submitted inspection reports.
 - 18 (or 56%) of those developments have not submitted payment, nor inspection reports.



The Recommendation

- Allow the property owners to spread the current year inspections over the next two years.
- This would require **30% of the units be inspected** the next two years.
- This is not a waiver of the requirement, but it allows for the deferment of the inspections until they can be completed safely.
- In addition, it keeps the inspection of all the units on the same inspection schedule.
- The Fire Marshal's Office and Community Development will continue to do exterior inspections of the property.