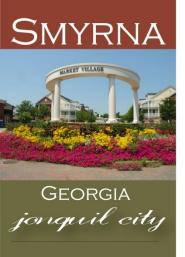


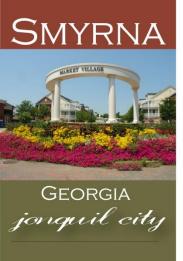
# Multi-Family Rental Housing Inspections

M&C: February 11, 2021



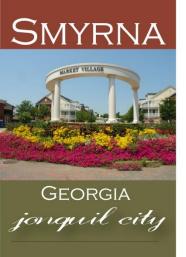
### **The Program**

- 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.



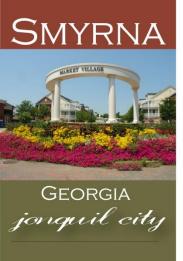
#### The Program

- 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 <u>two years</u>.
- This would require 30% of the units be inspected the next two years.
- This is not a wavier 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.