



## Legislation Details (With Text)

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**File created:** 9/20/2018      **In control:** City Council

**On agenda:** 10/1/2018      **Final action:**

**Title:** Discuss proposed changes to the Multi-family inspection requirements.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Multi-family Inspection program – proposed changes100118

Date	Ver.	Action By	Action	Result
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### **Discuss proposed changes to the Multi-family inspection requirements.**

#### **BACKGROUND:**

The City implemented a multi-family inspection program back in 1981 when there were 10 apartment complexes totaling 1239 units. In 1998, the program was amended to require 100% of the units be inspected twice a year and at that time there were 1,637 units. Currently there are 27 apartment complexes operating in the City that consist of approximately 5,800 units.

#### **DISCUSSION:**

It has been challenging for the Multi-family inspection staff to complete annual inspections at all complexes due to the dramatic increase in numbers. Staff has researched other municipal multi-family inspection programs and has proposed a tiered approach based upon complex age. City Staff has also incorporated changes to require operable air-conditioning that is able to maintain a 15 degree temperature differential in relationship to the outside air with a minimum of not more than 85 degrees. Also incorporated, are some other minor changes regarding new complex Certificates of Occupancy.

#### **FISCAL IMPACT:**

1. No Financial Impact

#### **RECOMMENDATION:**

Staff recommends making the changes as proposed.

#### **POSSIBLE COUNCIL ACTION:**

1. No action is required at this time, staff will return with a proposed ordinance amendment.

#### **ATTACHMENT(S):**

1. MF inspection program presentation