



Legislation Details (With Text)

File #: 18-166 **Version:** 1

Type: Report **Status:** Study Session

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
------	------	-----------	--------	--------

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