



Legislation Text

File #: ORD-3537, Version: 1

Consider adopting Ordinance No. 3537 amending the Multi-family inspection program requirements; and take appropriate action.

BACKGROUND:

The City implemented a multi-family inspection program back in 1981 when there were 10 apartment complexes totaling 1239 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. *Staff has incorporated additional data on inspection results and added language triggering a 100% inspection any time an ownership change occurs. Air conditioning is considered an amenity and therefore no life safety metric was discovered regarding minimum temperature so the 85 degree recommendation was left as previously presented. Staff has also reached out to the agencies that were represented as performing 100% annually inspections of all units by the Apartment Association of Greater Dallas to confirm results. None of those agencies were performing 100% annual inspections of all units and therefore the data tables have been updated accordingly as to the results.*

FISCAL IMPACT:

1. No Financial Impact

RECOMMENDATION:

Staff recommends approving ordinance no. 3537 as presented

POSSIBLE COUNCIL ACTION:

1. I move to approve ordinance no. 3537 as presented.
2. I move to approve ordinance no. 3537, with modifications.
3. I move to table the issue for further study or take no action.

ATTACHMENT(S):

1. Ordinance No. 3537