



Multi-Family Inspection Ordinance

September Work Session 2023



Why do we need an ordinance?

- Property maintenance issues involving heating, cooling, water, structural, electrical and sewer issues may go unrepaired, or repaired below code requirements, leaving tenants little recourse.
- An ordinance would assist the Planning and Development Department and the Code Enforcement Unit to utilize the International Property Maintenance Codes to ensure properties are thoroughly and professionally inspected.
- Problems could be addressed in a timely manner.
- Help maintain high standards for properties year after year.
- Assist tenants in lower income areas
- Prevent “slum lord” properties
- Proactive Approach





Multi-Family Inspection Ordinance

- 1. A step towards meeting our housing priorities. Improve and maintain a high standard of quality of living throughout the city.**
2. A framework for legal routine inspections of all multi-family housing units within the jurisdiction of the City of Lawrenceville.
3. Require all multi-family developments to be inspected externally, and internally by qualified 3rd party inspectors.
4. Certify that all units comply with the International Maintenance Codes, Life Safety Codes, and the International Fire Codes.



Inspection Requirements

- Inspections required for property owner to obtain Occupational Tax Certificate
- Owners of a development with 4 or more multi-family rental units that meet the requirements of OCGA 48-13-5 (Business and Occupation Tax)
- Inspection of 1/3 of the units for 3 years.

Code Compliance Certificate

- Requires owner to submit a Code Compliance Certificate each year that covers one third of the multi-family rental units on the premises. (January 1st)
- 100% inspections completed in 3 years
- 4th year and beyond inspection requirement moves to one half (50%) of all units.



Exceptions /Exemptions

- **New Developments.** New multi-family rental developments are exempt from the interior evaluation requirements with property permitting from the city. This exemption is for 5 years after the date of the OTC issued by the city.
- **Duplex communities and single-family homes.**





Enforcement

Failure to Provide Code Compliance Certificate

- May lead to fines /penalties
- May constitute probable cause (judicial determination) for inspection by city building officials (Inspectors and /or Code Enforcement) at a fee determined by the city.
- Lien against the property
- **All costs of such inspection would be the responsibility of the property owner.**



Penalty for False Inspections and False Certificates

Owners who submits a code compliance certificate containing a false certification may be fined by the court up to \$1000 for each dwelling or unit.

Building Inspectors who knowingly submits an inspection report that contains false and fraudulent information may be fined by the court up to \$1000 per dwelling or unit. Each dwelling or unit would be a separate offense.

Suspended from qualified list of inspectors and loses the right to submit any inspections to the city for a period up to 5 years.

Property managers who knowingly submit a code compliance certificate to the city that contains false or fraudulent information may be fined by the court up to \$1000 for each dwelling or unit.



BUILDING INSPECTORS





Certified Building Inspectors

- **Licensed design professional-** Architect or engineer
- or**
- **Hold a certification from the international Code Council-**
 - Property Maintenance and housing inspector
 - Housing Rehabilitation Inspector
 - Building Inspector
 - Building Plan Examiner
 - Commercial Combination Inspector





Inspectors cont.

- Must submit a copy of their business license, or occupational tax certificate and a certificate of liability insurance.
- Meet with the Planning and Development Director or their designee, to discuss qualifications prior to performing any inspections. Once approved, they will be placed on the list of qualified inspectors.
- Required to attend mandatory meetings called by the Planning and Development Director.



Interior Inspections

Interior evaluations will be conducted to ensure compliance with

- International Property Maintenance Code
- International Fire Code
- Life Safety Code
- Covers basement to roof, plumbing, electrical, structural, gas, heating, water, windows, doors, floors, garbage, and occupant restrictions, pest control, and emergency egress.





Exterior Inspections



Exterior Evaluations

- All exterior and publicly accessible areas.
- Must meet the standards for IPMC, Life Safety Code and International Fire Safety Code.



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Questions?