

Rental Registry and Code Enforcement Inspections

Community Assembly Land Use Committee - October 4, 2023 Update



SMC 10.57 - Regulations of Residential Rental Housing - Intent



- Establishes long-term rental registry.
- Provides funding and mandate for routine inspections.
- Details a wide variety of civil matters and legal issues.
- Spokane Municipal Code - Chapter 10.57: Regulation of Residential Rental Housing (spokanecity.org)



Rental Properties - Registry



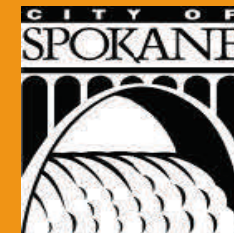
Application Process

- Registration handout
- [Accela Citizen Access \(spokanepermits.org\)](http://spokanepermits.org)

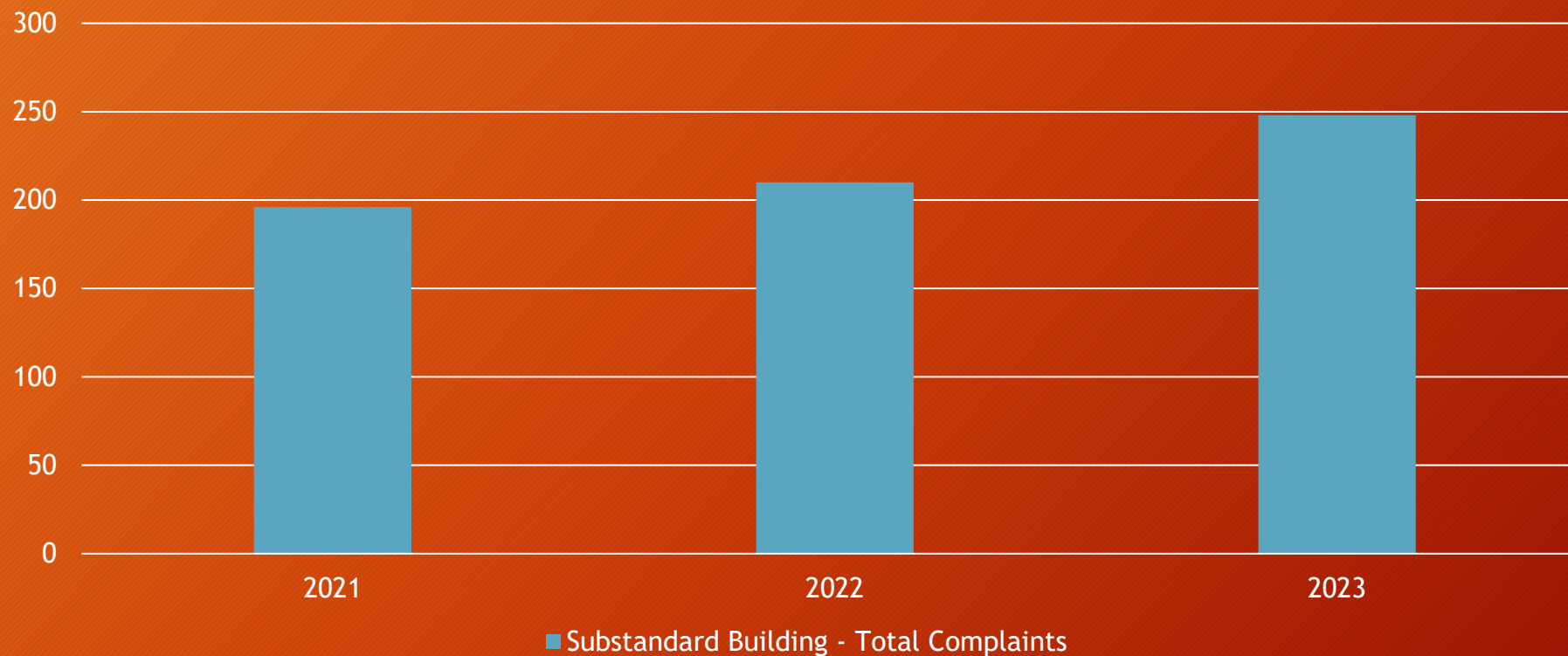
Intent of Registry:

- Obtain and organize contact information for responsible parties
- Gather data and streamline reporting
- Facilitate routine, periodic inspections and compliance efforts, not just in response to complaints

Substandard Building Complaints – 2021 - 2023



Substandard Building - Total Complaints



Rental Properties - Inspections



What Do We Inspect?

- Common maintenance and habitability issues
- Inspection checklist - handout
- Age (of structure) is only a number

Existing Building and Conservation Code: SMC 17F.070.400



- A. Dilapidation: Exterior decay, water damage.
- B. Structural defects: Foundation, wall and roof framing.
- C. Unsanitary conditions: Waste accumulation, health hazards.
- D. Defective/inoperable plumbing.
- E. Inadequate weatherproofing: Siding, roofing and glazing.
- F. No activated utility service for one year.
- G. Inoperable or inadequate heating system.
- H. Hazardous electrical conditions.
- I. Structure has been boarded more than one year and no approved rehabilitation plan.
- J. Structure used in the manufacture of methamphetamine or any other illegal drugs and has been condemned by the Spokane county health district and the owner has failed to abate the nuisance condition.
- K. Fire-damaged structure.
- L. Defects increasing the hazards of fire, accident or other calamity.

Inspections - Common Violations



Dilapidation/Exterior Decay



Unsanitary Conditions



Inspections - Common Violations



Inadequate Weatherproofing



Defective/Inoperable Plumbing



Inspections - Common Violations



Inoperable/Inadequate Heat



Hazardous Electrical Conditions



Inspections - Common Violations



Fire-Damaged Structure



Defects increasing the hazards of fire, accident or other calamity:

- No smoke/CO alarms
- Inadequate egress
- Damaged stairs
- Unpermitted work
- Illegal uses
- Etc.

Rental Inspections - Typical Case Workflow

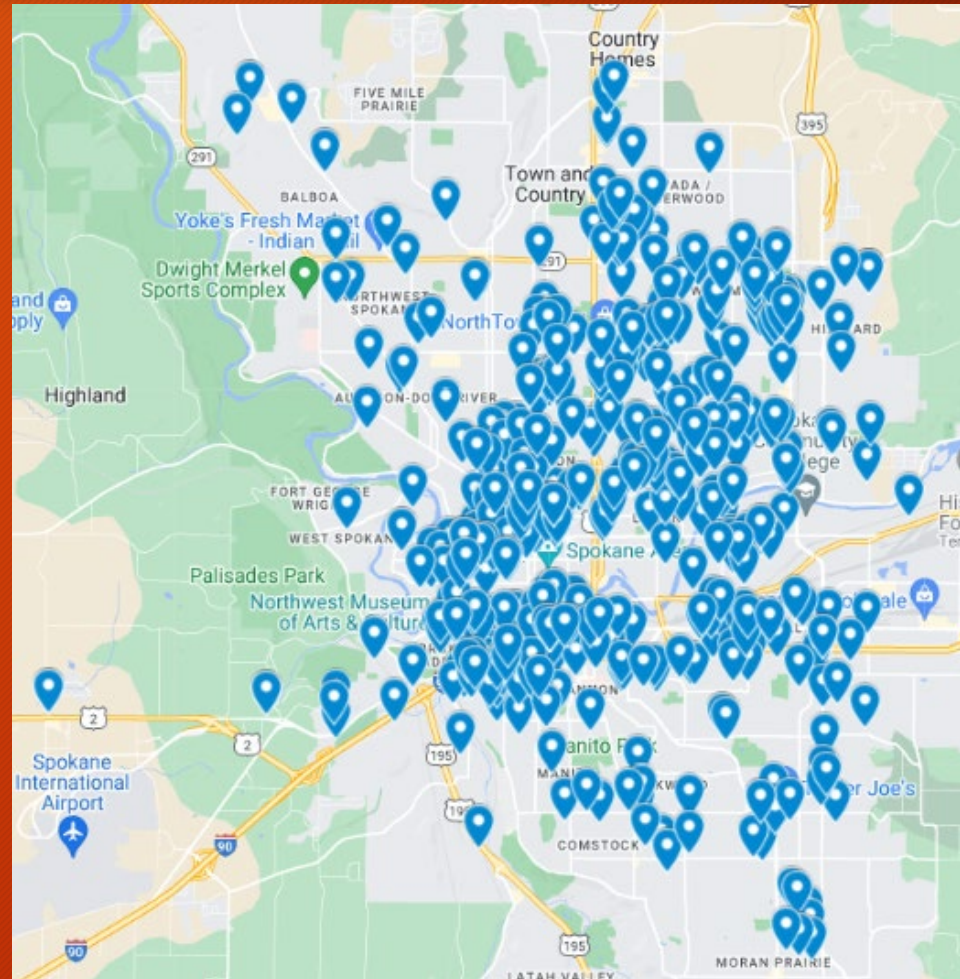


- Coordinate legal access for the inspection with a responsible party.
- Conduct inspection, document findings.
- If violations are observed, contact responsible party, provide notice and educational information, path to compliance.
- Send official notice of violation (NOV).
- Escalate the enforcement effort (civil infraction, Building Official hearing) if voluntary compliance is not achieved.

Substandard Building Case Map



- Each node represents a substandard building complaint that has been received from 2021-present.
- Map illustrates the city-wide impacts.



Rental Registry and Inspections - Next Steps



- Code Enforcement staff to publish blog post on City page.
- Substantive updates will be posted to the Code Enforcement page.
[Code Enforcement - City of Spokane, Washington \(spokanecity.org\)](https://spokanecity.org)
- Code Enforcement staff to attend additional community meetings over in the fall, including Landlord and Tenant Groups.
- Registration portal to be active December 1, 2023 (for 2024).
- Registry based Inspections to begin early 2024.
- Hiring will begin in Fall of 2023, the team will continue to respond to complaints throughout the program development.

Jason Ruffing
Enforcement Supervisor
jruffing@spokanecity.org
(509) 625-6529

Luis Garcia, CBO, CSBA
Director
lgarcia@spokanecity.org
(509) 625-6850

QUESTIONS?

