

Code Enforcement: Non-Residential Property Enforcement

GREAT NEIGHBORHOODS COMMITTEE

1

Briefing Objectives

- ▶ City Council Referral – Great Neighborhoods Committee
- ▶ Non-residential Building Code Review Update

2

1

Committee Referral

- ▶ Consider how to address opportunities, challenges, and consequences in conducting nuisance abatement with consideration of mitigating any potential housing displacement
- ▶ September 16th: Committee discussed the elements of the Committee referral. Next Steps Identified:
 - *Non-Residential Property Enforcement including review of the Non-Residential Building Code (NRBC)*
- ▶ November 18th: Committee discussed timeline for review of the NRBC ordinance

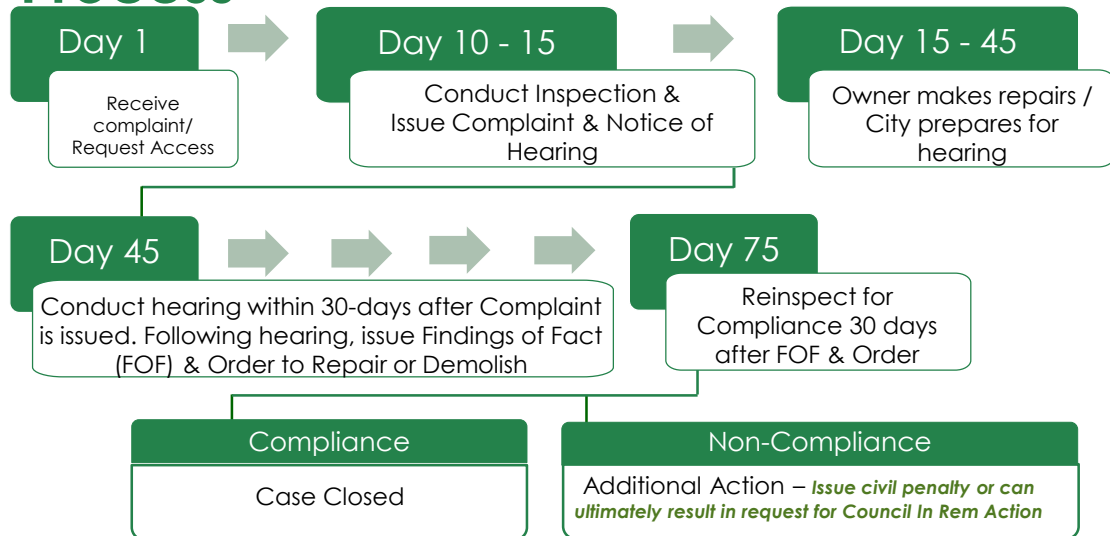
Non-Residential Building Code

- ▶ Adopted by Council in 2009; **implemented in 2010**
- ▶ Enforces minimum standards for **commercial buildings**
- ▶ Ensures safe and sanitary **commercial structures**
- ▶ Inspections occur as a result of a citizen complaint, public agency referral or field observations
- ▶ Enforcement mirrors Minimum Housing Code
- ▶ City Council has the authority to order a structure repaired or demolished

Fiscal Year	New Cases
2020	56
2019	84
2018	74



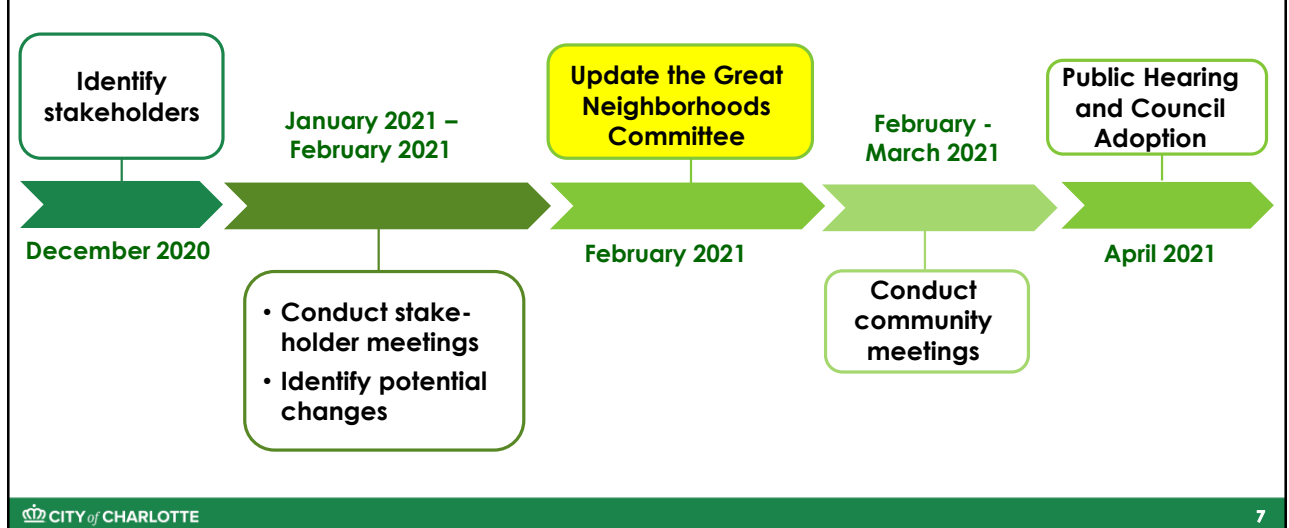
Non-Residential Building Code (NRBC) Process



Potential Changes to the NRBC

- ▶ 5-44 – Civil penalties - recommend updated penalty
- ▶ 5-45 – Maintenance standards – add requirement for heating, cooling and ventilation systems to work as intended where installed
- ▶ 5-46 – Maintenance standards – clarify life safety systems
- ▶ 5-47 – Maintenance standards –
 - Clarify electrical safety requirements
 - Clarify doors be operable
 - Add specific requirements for rafters and joists
- ▶ 5-48 – Maintenance standards – add requirement for wall and ceiling coverings

NRBC Ordinance Review Timeline



7

Next Steps

- ▶ Virtual community meetings
 - 2/24/2021 – 6pm
 - 2/26/2021 – 10:30am
 - 3/3/2021 – 6pm
 - 3/4/2021 – 1:30pm
- ▶ March: Present findings to Committee for consideration
- ▶ April 12 Council Meeting: Hold required public hearing
- ▶ April 26: Council adoption

8

Questions