Senior Independent Care Inspection Program – DRAFT PROPOSAL

Proposed inspection program is designed to work with Senior Independent Care apartment communities that are faced with aging buildings and facing continuous maintenance needs. Senior Independent Care apartment communities that meet the qualifying violations will be required to register with the program.

Definitions

Seniors
- Individuals age 62 or older who do not require assistance with daily activities or 24/7 skilled nursing

Senior independent care apartment communities
- 5 or more housing units (occupied or vacant) and at least 50% of units occupied by seniors, OR
- 5 or more housing units (occupied or vacant) and advertise for senior independent care and or disabled residents

Qualifying Violations
- Qualifying Violations are issues that are reported to code enforcement and found to be in violation by the investigating officer
    - The violations counted are from different locations (example: roof leak in building 1 and plumbing leak from building 2)
    - Similar violations in multiple units will count as 1 violation (example: infestation in multiple units)
    - Multiple violations from a single location reported in a single event will only be counted as one
    - Pro-active life safety violations observed will be counted toward violation threshold

Description of Common Code Violations & Classification

TIER 1 – Life, Safety & Structural	TIER 2 - Property Maintenance
Electrical (exposed, overloaded outlets)	Water leaks and/or wasting water
Smoke detectors (missing, non-working)	Holes/cracks in walls and ceilings
Infestation (roaches, rodents, bed bugs)	Accumulation of trash and garbage
Sewer leaks/breaks	Tall grass and weed maintenance
Stairs and walkways (egress)	Dumpster maintenance
Proper water supply to all units (hot water)	Parking lots
Doors and windows (properly maintained)	Sidewalks
Patios and balconies (structural)	Swimming pools
Guardrails and handrails	Security gates
Mechanical (boilers, HVAC, water heaters)	Junk Vehicles
Structural members (exterior walls, roofs & ceilings)	

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Inspection Program Registration Levels

- *Registration Level 1 – Education/Registration*
    - Qualification Threshold:
    - 1 - Tier 1 and/or 6 - Tier 2 qualifying violations in one year
    - Information/Registration
        - Address, Property Name, Owner Info, Management Info, C of O, Zoning,
        - Emergency Info (24 hour phone #)
        - Maintenance Permits or Waver Acknowledgments
    - Proactive Assessment Inspection
        - No, inspections will be reactive with appropriate re-inspections to ensure compliance

- *Registration Level 2*
    - Qualification Threshold:
        - 3 - Tier 1 and/or 10 - Tier 2 qualifying violations in one year
    - Term of Inclusiveness: 3 Calendar years not including the current year
    - Proactive Assessment Inspection
        - Proactive inspection conducted 1 time per year
        - Focuses on Tier 1 – Life, safety, and structure issues
        - 10% of all units (random sampling)
        - Signed right of entry on file by management company
        - Noted deficiencies do not initially count against the qualifying violation threshold numbers
        - Compliance of deficiencies in a timely manner according to city code

- *Registration Level 3*
    - Qualification Threshold:
        - Non-Compliance in a timely manner of deficiencies noted during the Assessment Inspection, and/or
        - 4 - Tier 1 and/or 15 - Tier 2 qualifying violations in one year
    - Proactive Assessment Inspection
        - Proactive inspection conducted at least 2 times per year
        - 25% of all occupied units inspected (random sampling)
        - All vacant units inspected
            - For Occupancy, Make ready, Security
        - Exterior and premises inspections of entire property
        - Scores are published on City Website
    - Re-inspections
        - Only items that were in violation will be re-inspected
    - Outcome
        - If Inspection was failed then repeat the Registration Level 3 phase the next year on/around the anniversary of the first inspection
        - If Inspection was passed then revert to Registration Level 2