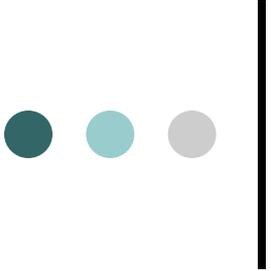




# City of Flagstaff 2014 Uniform Housing Code Amendments

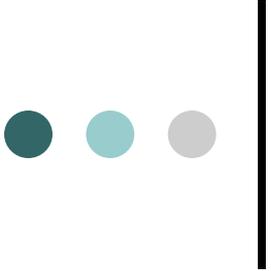
Building & Safety Program  
Ordinance 2014-08



# Purpose of Amendments

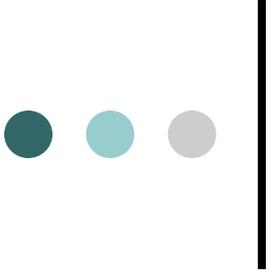
**The purpose of amending the 1997 Uniform Housing Code is to:**

- Bring code editions and specific minimum standards in Housing Code in line with current adopted building code(s).
- Streamline the process for recovering of costs of repair or demolition incurred by the City
  1. Eliminate hearing specified in Chapter 16 since the owner has the opportunity to appeal the underlying determination of the Building Official, pursuant to Chapter 12, to dispute the Notice & Order.
  2. Adopt requirement to use the procurement manual for contracted services to abate the violation.



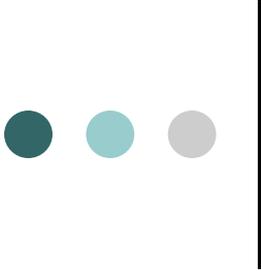
# What Is Not Changing

- ❖ The property owner of record maintains the right to appeal any action of the Building Official or the Notice and Order to the Building and Fire Code Board of Appeals regarding the Notice and Order .



# Background/History

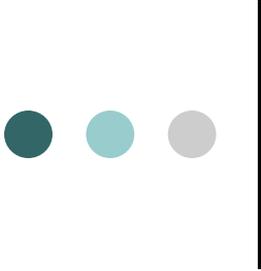
- ❖ 1949, City adopted Ordinance 365 which regulated location, use, height, number of stories & size of structures.
- ❖ 1956, City adopted the 1955 edition of the Uniform Housing Code
- ❖ 2000, City adopted the 1997 Uniform Housing Code.



# 1997 Uniform Housing Code Purpose and Scope

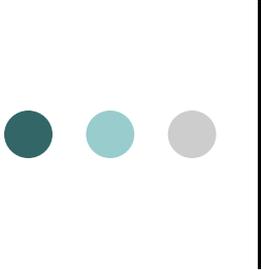
**Section 102 PURPOSE** “The purpose of this code is to provide minimum standards to safe-guard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of all residential buildings and structures within this jurisdiction.”

**Section 103 SCOPE** “The provisions of this code shall apply to all buildings or portions thereof used, or designed or intended to be used, for human habitation. Such occupancies in existing buildings may be continued as provided in Section 3401 of the Building Code, except such structures as are found to be substandard as defined in this code.” (Existing uses are Grandfathered if use was legal when the code was adopted)



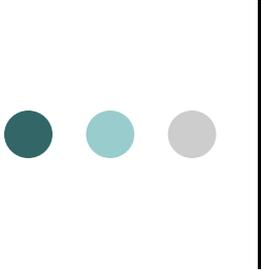
# Administration of the Housing Code

- ❖ A complaint is received of an unsafe or abandoned building.
- ❖ The inspector documents what is inspected, researches address for previous permits, reviews Code to determine if items found during inspection meet the substandard criteria.
- ❖ If building is substandard, a Notice and Order is written, reviewed by City Attorney, then posted on building and sent to owner by certified mail with options to repair, vacate or demolish with a time specified to get permits (if needed) and complete the repairs.



# Administration of the Housing Code cont'd

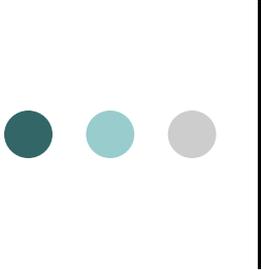
- ❖ Owner contacts inspector to meet at site to go over substandard item(s) and what is needed to fix the condition(s).
- ❖ Property owner is given time frame to fix the condition(s).
- ❖ If no response by property owner, building is tagged “No Occupancy, Unsafe to Occupy.”



# Appeal Process

## **CURRENT APPEAL PROCESS**

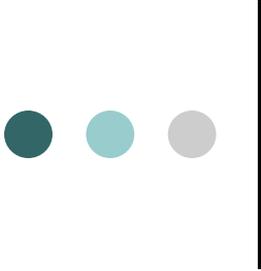
1. After Notice and Order is posted, the property owner has 30 days to appeal the Notice and Order or the actions of the Building Official. After 30 days, the owner gives up his right to appeal the N & O. This is spelled out in the Notice and Order.
2. If appealed, the Building and Fire Code Board of Appeals (which is comprised of 5 professionals and citizens) is assembled. The owner and the Building Official present their case to the Board. The Notice & Order is stayed until the Board's determination of the appeal.
3. The Board will make a decision on whether the Notice and Order's claims are valid or not valid.
4. Owner is given time frame to abate substandard condition(s).



# Proposed Deletion of Chapter 16, “Recovery of Cost of Repair or Demolition”

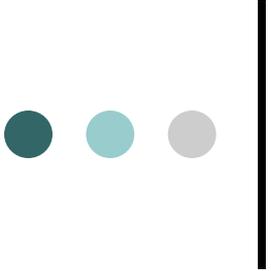
## Reason for Deletion.

1. Property owner had opportunity to appeal Notice and Order when received by certified mail.
2. Building Official will use the City’s Procurement process to contract services to assure the lowest costs on work done specified by the Notice & Order.
3. Allows staff to administer the cost recovery process incurred by the City.



# Comparison of 1955 Housing Code to Proposed Housing Code

	1955 UHC	Proposed UHC (Based on current codes)
Ceiling Height	7' 6"	7'
Floor Area	90 sq. ft. in sleeping area	70 sq. ft. in sleeping area
Water Closet	30" in front	21" in front
Ventilation	1/8 or 12 sq. ft. min.	4 per cent (2.8 sq. ft.)
Heating	70 Degrees	68 Degrees



# Questions & Discussion