

The Greensboro City Council, City staff and Neighborhood groups have all recognized and expressed the need to increase our focus on improving safe and affordable housing.

HABITABLE DWELLINGS THAT ARE NOT THE PRIMARY DWELLING OF THE OWNER SHALL:

Comply with the following:

- 1 . Inspection-** all units will be inspected at least every five years, or if there are any valid complaints or known violations
- 2 . Compliance-** all units will meet the minimum standards set forth in the property maintenance code
- 3 . Maintenance-** all units shall maintain their rental certification at all times

WHAT ELSE SHOULD I KNOW?

The inspections will begin January 1, 2004 and will continue until all units have been inspected. The inspections will begin in the center of the City and work in an outward radius in all directions. The first round of inspections is projected to be completed in 42 months. All rental property in the City of Greensboro shall comply with the 2000 International Property Maintenance Code.

City of Greensboro
Engineering & Inspections Department
Local Ordinance Enforcement
P.O. Box 3136
Greensboro NC 27402

CITY OF GREENSBORO

RENTAL HOUSING CERTIFICATION PROGRAM



This Certificate of Occupancy is issued for:

300 W. Washington Street

Issue Date: January 1, 2004

Expiration Date: January 1, 2009

And certifies that this structure meets the minimum standards of the 2000 International Property Maintenance Code.

Questions or concerns in reference to the issuance of this certificate should be directed to the Inspections Division 336-373-2111 or 336-373-2155

Dan Reynolds January 1, 2004

HOW THE PROGRAM WORKS

1. An Inspection can be initiated in one of two ways: Owners may request an inspection by contacting the city staff (336-373-2111) and scheduling an appointment, or the owners can wait their turn for the city inspectors to come to their area.
2. If no violations exist, a Rental Certificate will be granted. If there are violations, the inspector will issue the owner a list of violations that must be made within **45 days** of the inspection.
3. The owner shall call the inspector within this time frame for reinspection of the repairs. The inspector will reinspect, and if all the repairs have been made, a Rental Certificate will be issued. If all repairs are not made, the violations will transfer over to a substandard housing inspection and the owner will be served with a notice to appear for a hearing on the violations.

WHAT ARE THE REQUIREMENTS

Unsafe Conditions that would render a 48 Hour notice to repair or vacate:

Owner Responsibilities:

- ◆Burst, broken, frozen or inoperable plumbing
- ◆Exposed or unsafe wiring
- ◆Dangerous cooking or heating equipment
- ◆Repair/replace any dangerous fuel storage or supply lines

Tenant Responsibilities

- ◆Clean sanitary conditions
- ◆Water Supply
- ◆Heating Fuel

General Property Maintenance Requirements

Exterior Property Areas

Sanitation Grading and Drainage
Exhaust Vents Accessory Structures

Sidewalk and Driveway

Exterior Structure

Protective Treatment Address Identification
Foundation Walls Exterior Walls
Roofs and Drainage Awnings
Chimneys and Towers

Interior Structure

Structural Members Interior Surfaces
Handrails and Guards Interior Doors
Stairs and Walking Surfaces

Rubbish and Garbage

No Accumulation of Rubbish or Garbage
Facilities for Disposal of Rubbish and Garbage

Extermination of Pest

Single Family Dwelling is Tenant Responsibility
Multi-Family Dwellings Require Licensed Exterminator
Light, Ventilation and Occupancy

Limitations

Light

Habitable Spaces
Common Halls Common Stairways

Ventilation

Habitable Spaces Bathrooms and Toilet Rooms
Cooking Facilities Clothes Dryer Exhaust
Insect Screens

Occupancy Limitations

Minimum Room Widths and Ceiling Heights
Bedroom Requirements Overcrowding

Plumbing Facilities and Fixture Requirements

Required Facilities

Toilet Rooms

Plumbing Systems and Fixtures

Fixture Clearances
Plumbing System Hazards

Water System

Supply Contamination
Water Heating Facilities

Sanitary Drainage System

Storm Drainage

Mechanical and Electrical

Heating Facilities

Required Facilities Heat Supply

Mechanical Equipment

Mechanical Appliances Safety Controls
Clearances Combustion Air
Removal of Combustion Products

Electrical

Required Facilities Service
Electrical System Hazards
Installation Receptacles
Fixtures

Elevators, Escalators and Dumbwaiters

Duct Systems

Fire Safety Requirements

Means of Egress Exits must remain unobstructed and completely operable

Fire Protection Systems

Smoke Detectors are required to be provided by the owner
Tenant must maintain the battery

WHERE CAN I GO FOR HELP

Tenant Resources

Greensboro Housing Coalition

122 N Elm St., Greensboro NC 27401
(336) 691-691-9521

Greensboro Housing Authority

1815 Everitt St., Greensboro NC 27401
(336) 370-4380

Duke Power Company

www.dukepower.com

(336) 378-9451

Owner Resources

Greensboro Housing & Community Development

300 W Washington St., Greensboro NC 27402
(336) 373-2065

City of Greensboro

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Local Ordinance Enforcement
P. O. Box 3136
Greensboro, NC 27402
Phone (336) 373-2111 Fax (336) 333-6056
www.greensboro-nc.gov