

RRIO & HBMC Changes

Council Committee Briefing

June 6, 2017



Geoff Tallent & Diane Davis



Background

- RRIO inspections began in 2015
- Over 5,000 inspections complete
- Private inspectors perform about 60% of the inspections, City does 40%
- Significant problems at a handful of properties that RRIO didn't address due to limitations in ordinance
- SDCI has been accumulating a list of desired adjustments
- Council SLI directing stakeholder process and proposals



RRIO & HBMC Changes

Stakeholder Process

Six meetings in early 2016:

- Tenants Union
- Columbia Legal Services
- Rental Housing Association
- Multi-Family Housing Association
- Private RRIO inspectors

- Seattle /King County Health
- Seattle Chinatown / International District PDA
- Office of Housing
- At large property owner



Key SDCI Recommendations informed by stakeholders:

- Receive private inspector inspection results – SDCI can then respond to potentially more extensive problems
- Increase percentage of units selected for inspection
- Reduce notice on which units are selected for inspection
- Fine-tune and enhance the RRIO checklist, including lead paint



Overall Context

Housing & Building Maintenance Code (HBMC)

- City's primary requirements for maintenance and housing standards in rental housing.
- Standards used when responding to a complaint



Rental Registration & Inspection Ordinance (RRIO)

- Subset of the HBMC – established by ordinance – as the basis for the RRIO Inspection Checklist



RRIO Checklist

- Derived from the HBMC standards cited in RRIO
- Written to be specific, easily understood pass-fail items
- Established by Director's Rule, with public comment and Council review



Key Changes to HBMC

- No major updates since 1991
- Adds lead paint – more than 2 sq ft of peeling paint in pre-1978 buildings must be corrected following state law
- Adds Carbon Monoxide alarms to City requirements in accordance with State law
- Clarifies minimum fire and safety requirements on exiting
- Improves security standards by requiring stronger deadbolts on exterior doors
- Other technical updates, cleanup, and corrections



Key Changes to RRIO

- Require inspection results from private inspections
- Modify the percentage of units selected for inspection to across-the-board 20%
 - fewer units on properties with 2-6 units
 - more units on larger properties
- Modifies several references to the HBMC – includes lead paint reference
- Other administrative and cleanup items



City of Seattle
Department of Construction and Inspections

Rental Inspection Information



Rental Registration and Inspection Ordinance (RRIO)

Improving and preserving safe and healthy
housing for all Seattle Renters



City of Seattle
Department of Construction & Inspections

Key Checklist Changes

Stakeholder, private inspector, City inspector input

Proposed Changes:

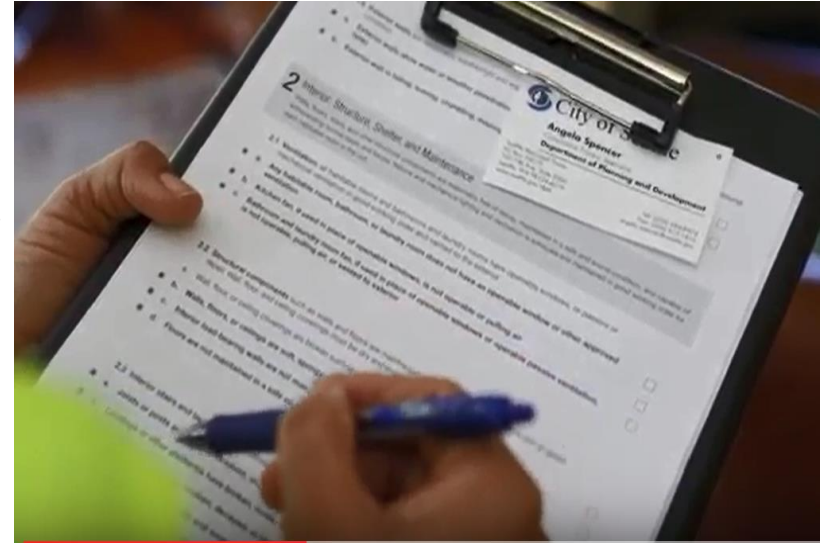
- Adds lead paint for pre-1978 properties
- Adds smoke detectors in bedrooms and carbon monoxide alarms
- Adds latching ground floor windows
- Adds openable security bars on emergency escape windows



Key Checklist Changes

Proposed Changes, cont.:

- Adds entry-door security
- Adds corridor safety on multi-unit properties
- Adds pressure valves on hot water heaters
- Clarifies that smoke detectors, CO alarms, handrails, and deadbolts are not grandfathered
- Numerous cleanups, corrections, and clarifications



Implementation

- Checklist changes go through stakeholder review, Director's Rule, public and Council comment
- New business practices for SDCI and Private Inspectors to receive checklists
- Criteria for SDCI selecting additional units for inspection
- IT system changes
- Property owner and tenant outreach and education



THANK YOU

CONTACT

Geoff Tallent

geoff.tallent@seattle.gov

206-684-8452

Diane Davis

DianeC.Davis@seattle.gov

206-233-7873



City of Seattle

Department of Construction & Inspections