

# Multi-Family Workshop 2023

- Keys to a Successful Inspection

- Presented By:

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# City Ordinance Required Postings and Certificates

- Current Certificate of Occupancy
- Pool Operating Permit
- TPO/CPO Certificates
- Boiler Certificates
- Fire Safety Equipment Certificates, inspection reports and tags

# Required Accessories

- **3 inch screws, metal strike plate, dead bolt**
- **Window latches**
- **Peep holes**
- **Pin locks**
- **Disposal clamps**











AM10:40 JAN/25



AM10:14 JA







AM10:34 JAN/28/20



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AM10:12 JUL/17/2017



PM 2:43 JAN/30



PM12:12 JUL/17/2017

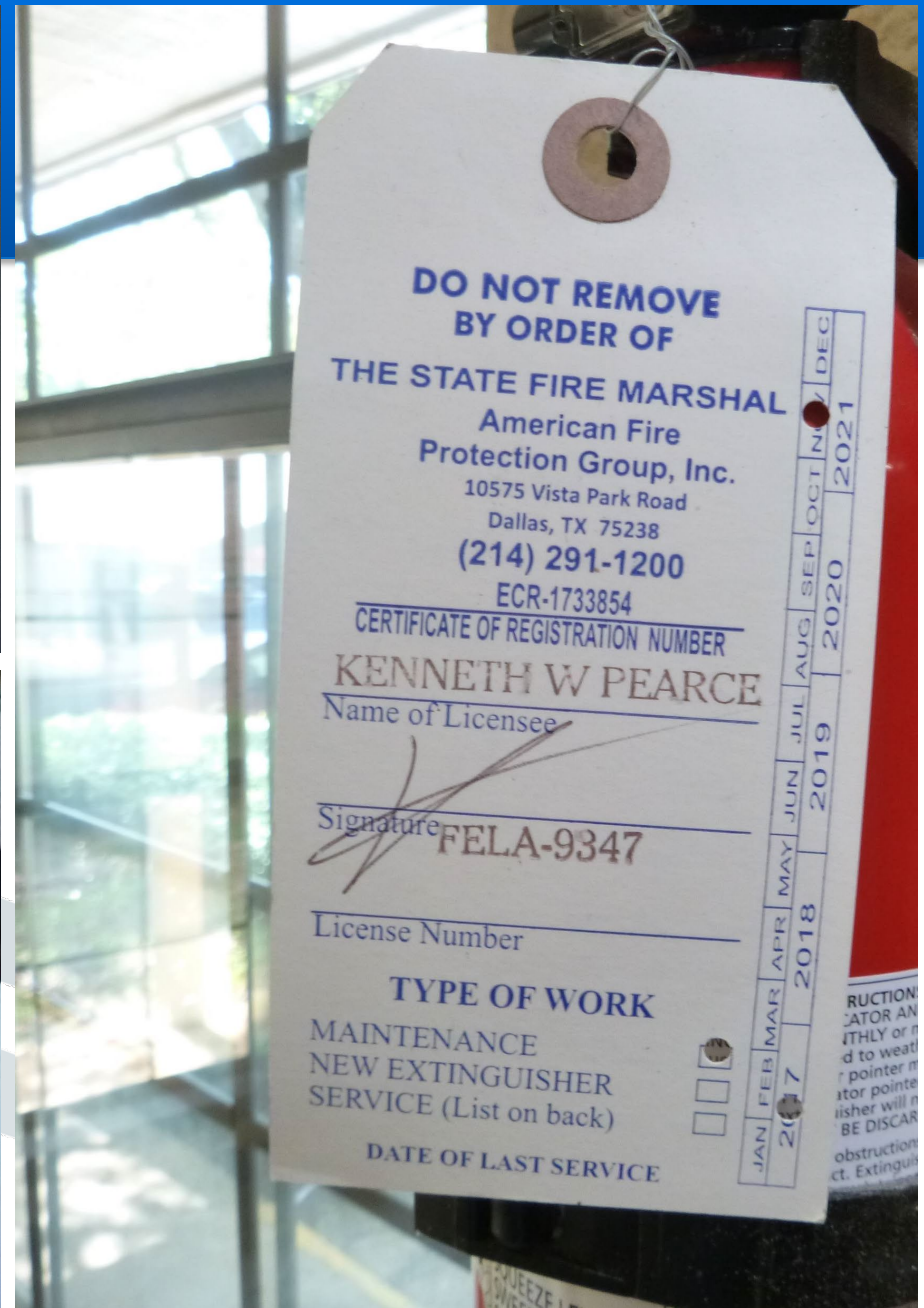
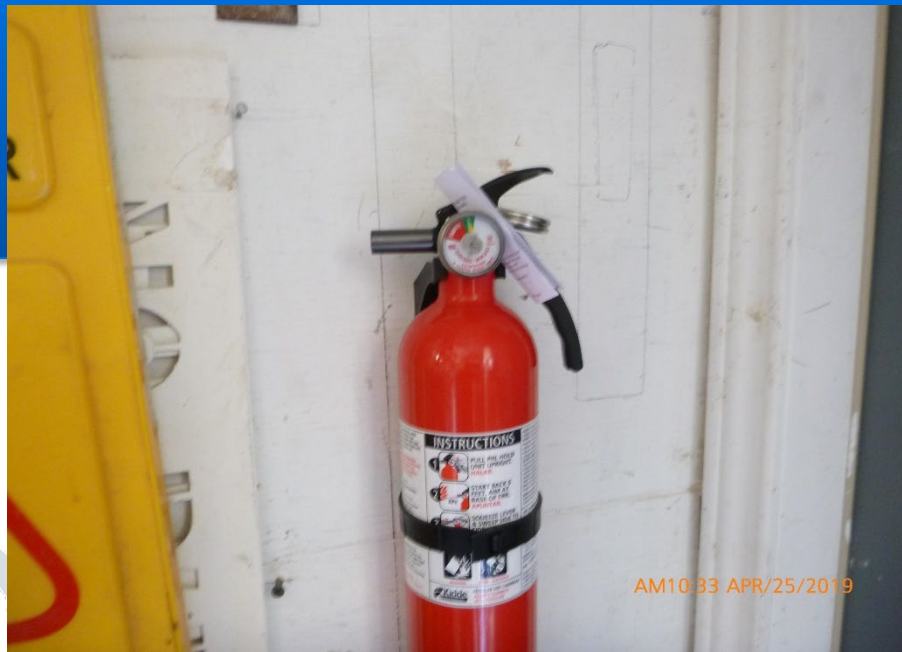


# Fire Safety

- **Fire Box/Panel**
- **Fire Extinguishers**
- **Smoke Detectors**
- **Draft Stops**
- **Egress**
- **Dryer Vents**











AM 9:21 DEC



AM 11:23 DEC/12/201









AM11:16 JAN/24



12:04



AM11:5





# The Building

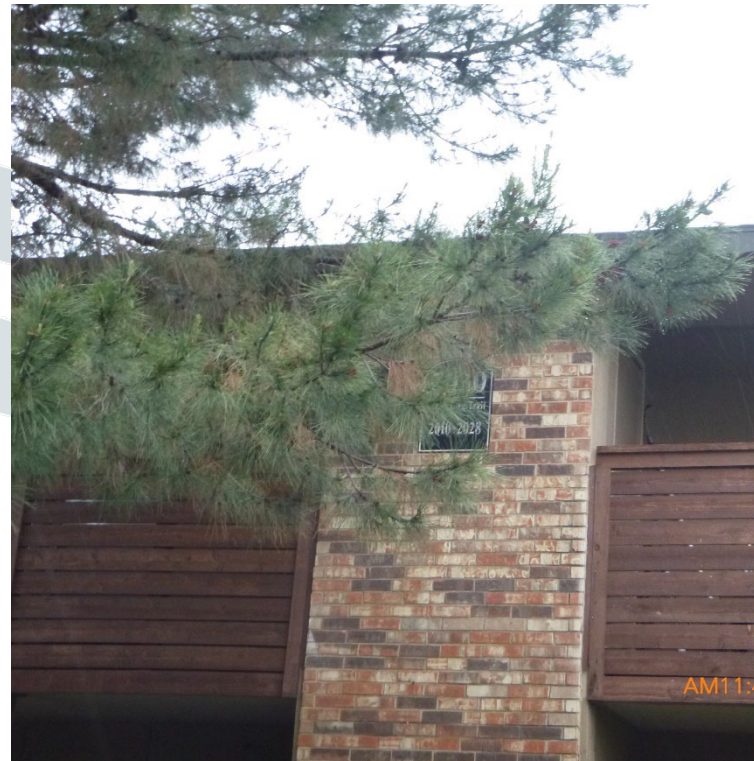
- **Faulty Weather Protection**
- **Premise Identification**
- **Exterior Lighting**
- **Hot Water**
- **Infestation**
- **Hazardous Wiring**
  - Disconnect Boxes
  - A/C Units
  - Breaker Boxes
  - GFCI















05.25.20

# HOT WATER

- **UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(b)**
- Inadequate sanitation shall include but not be limited to the following:
  - **5.** Lack of hot and cold running water to plumbing fixtures in a dwelling unit as described in Section 505.
- **HOT WATER** is hot water supplied to plumbing fixtures at a temperature of not less than 110 degrees F.



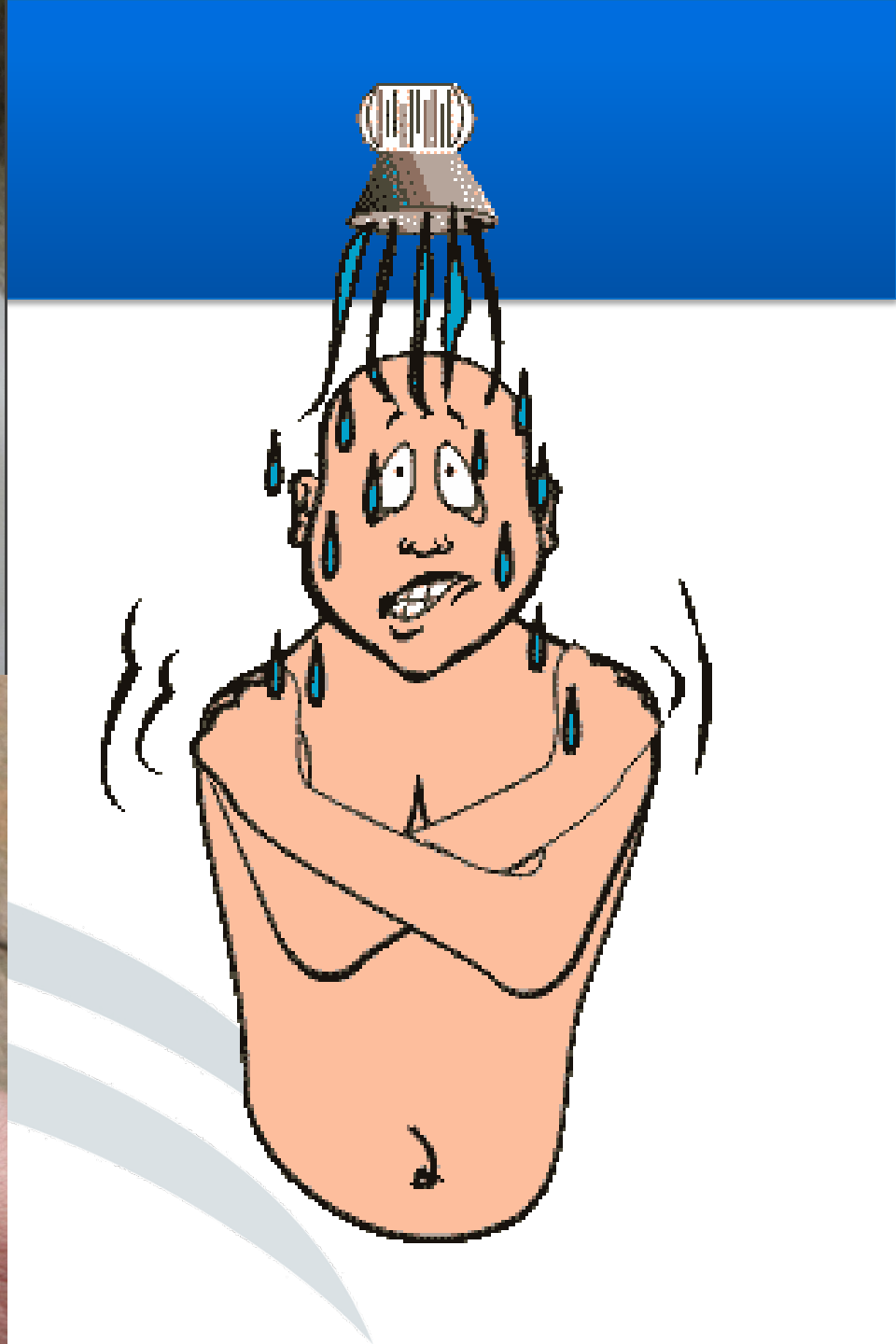




PM 4:34 FEB/26/2019



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# Infestation

- **UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(b)**
- Inadequate Sanitation shall include but not be limited to the following:
  - 12. **Infestation of insects, vermin or rodents** as determined by the Health Officer.
  - **Requires Treatment from a Professional Licensed Pest Control Company.**





# Hazardous Wiring

- **UNIFORM HOUSING CODE, ARTICLE X, SECTION 1001.(e).**
- **All wiring** except that which conformed with all applicable laws in effect at the **time of installation and which has been maintained in good condition and is being used in a safe manner.**
- Disconnect boxes
- Breaker box/panels
- A/C Units and Air handler
- Incorrect wiring/GFCI











# Grounds

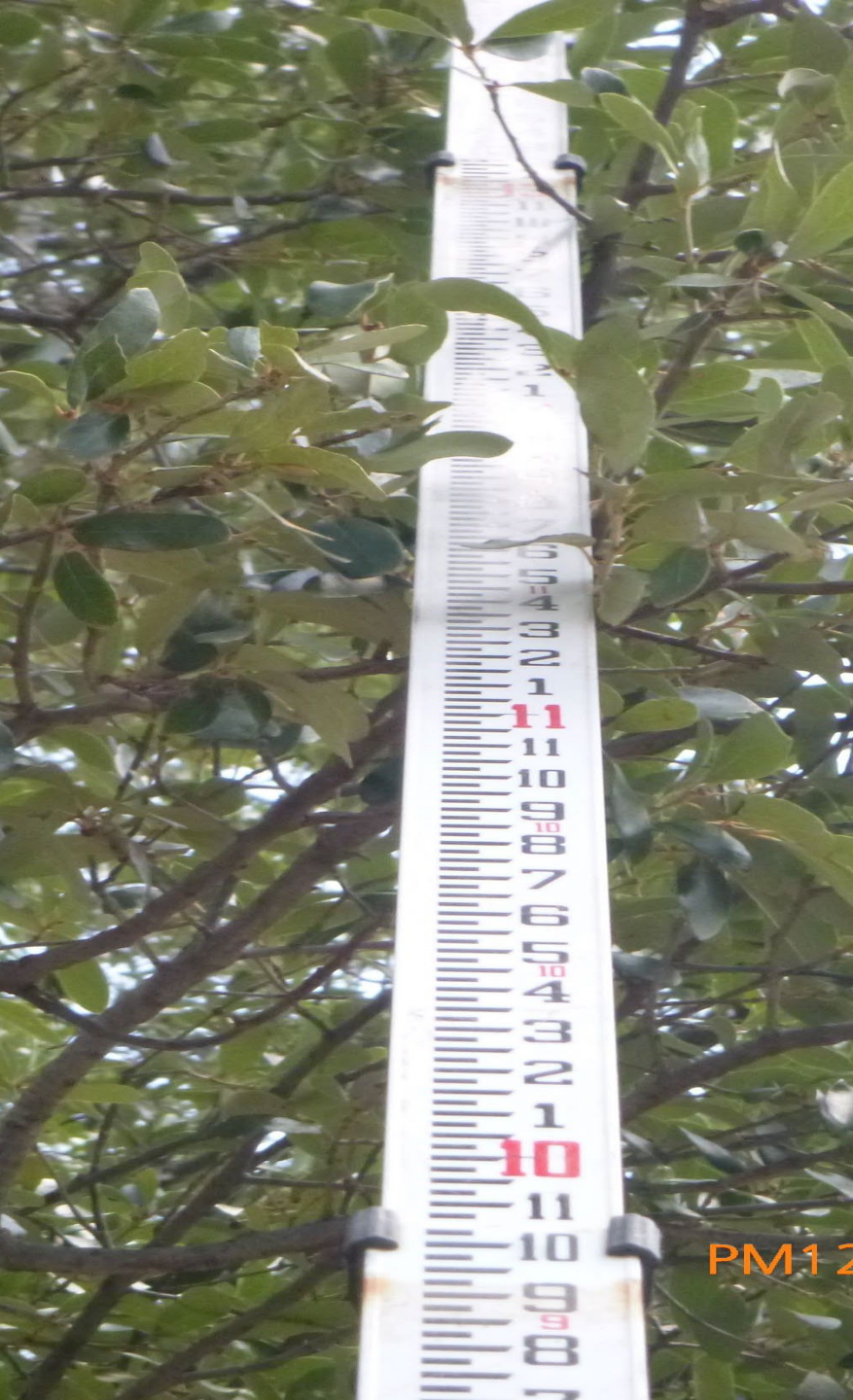
- **Parking lot stripping**
- **Pot Holes**
- **Overhanging Tree limbs**
- **Unclean Premises/ Overflowing Dumpsters**
- **Nuisance Outside Storage**
- **Clean Out Covers/Leaking Water Spouts**
- **Dilapidated Fences**









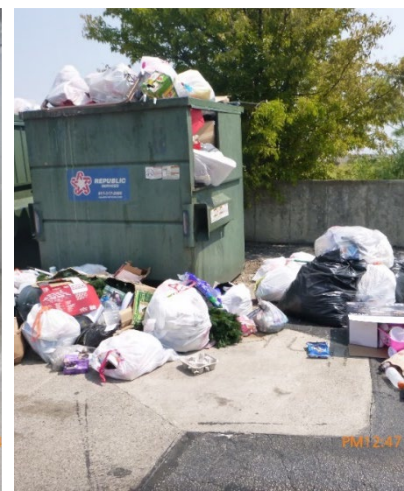


PM12



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# Clean Out Covers

## Water Faucets

- Uniform Housing Chapter, Article X, Section 1001 (f)
- Hazardous Plumbing All plumbing except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross connections and siphonage between fixtures.
- **Clean outs should always be properly covered**
- **Water Faucets should not be leaking**







# Dilapidated Fences

- Single Family Residential Zoned Properties: Fences are not required by City Ordinance. They have the option to **Repair, Replace or Remove.**
- Multi-Family Zoned Properties: Are required by City Ordinance to have a fence when adjacent to Single Family Residential Zoned Properties.







# Multi-Family License

- **UNIFORM HOUSING CODE, ARTICLE XIV, SECTION 1401.C– D. ANNUAL LICENSE, FAIL TO MAINTAIN**
- **C. Annual multi-family license required.** No person shall own, manage, keep, maintain, rent, or otherwise make available for occupancy or use a multi-family structure without first obtaining a license from the Administrator. The owner or manager must annually license any multi-family location with the Administrator. Any person with more than one multi-family location shall obtain a license for each separate location. The fact that a person possesses other types of state or city permits, licenses or registrations does not exempt that person from the requirement of obtaining a multi-family license.
- **D.** A person commits an offense if the person operates or causes to operate a multi-family structure, building, complex or residence units without a valid license issued by the Administrator.





# Multi-Family Fees

- **Annual Property Inspection Fees Pursuant to the Uniform Housing Chapter**
- Standard annual property fees which include the initial inspection and the first re-inspection are as follows:
  - **■ Multi-Family Apartment: \$13.80 per unit**
  - **■ Extended Stay: \$86.04 per unit**
  - **■ Or Fees Pursuant to Uniform Housing Chapter**
- Multi-Family and Extended Stay property fees cover city expenses for each annual property inspection. **Fees are divided into *two payments per year*, with billing cycles occurring in March and September.**



# Fees after Initial and Reinspection

- **After the initial and first re-inspection, Violations that remain will require additional re-inspection(s) until the violation(s) has been corrected. Each re-inspection will result in an additional \$150 fee.**
- Failure to pay billed amounts upon receipt may result in citation issuance and referral of account to the City Attorney for collections.





# • QUESTIONS





# Pools and Spas

City of Arlington Code of Ordinances Chapter 7 Health and Sanitation

[WWW.Arlingtontx.Gov/codecomplianceservices](http://WWW.Arlingtontx.Gov/codecomplianceservices)

Texas Administrative Code (TAC) Chapter 265  
Standards for Swimming Pools and Spas

Texas Health and Safety Code Title 9 Chapter 757  
Enclosures for Apartments, Condos, and Home Owners Associations



# Water Quality

- Chlorine
- Cyanuric Acid
- PH
- Free of Debris
- Records Keeping
- DPD Kit



# Safety Equipment

- Ring Buoy
- Rope and Float Transition Line
- Reaching Pole
- Backboards
- Telephone



# Equipment Maintenance & Operation

- Filters Gages
- Pool Equipment
- Pool Interior
- Decking
- Circulation
- Skimmer Baskets
- Main Drain
- Turn Over Rate
- Back Flow
- Automatic Chlorinator
- Chemicals
- Back Wash
- Flow Meter
- Labeling






# Gates & Fences

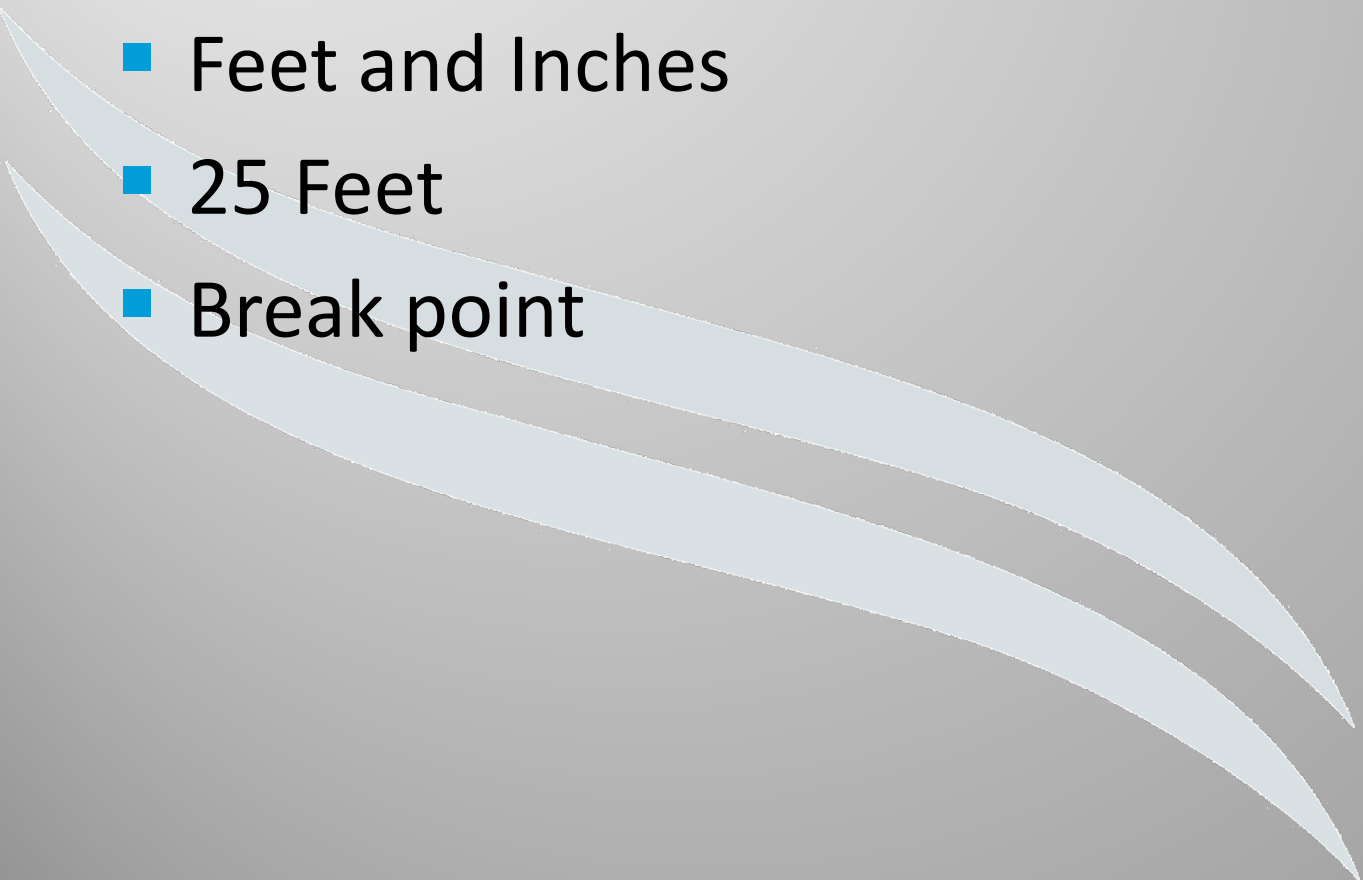
- Self Closing Latching
- Fence Height
- Pool Barrier
- Doors Into Pool Area
- Gate Latches

# Electrical


- Wet Niche Fixture
  - Panel Box
  - Boilers
- 
- Decorative light blue curved lines sweeping across the bottom left of the slide.



# Depth Marking

- Deck and Walls Minimum 4 Inch And contrasting Color
  - Feet and Inches
  - 25 Feet
  - Break point
- 
- Decorative light blue curved lines sweeping across the bottom left of the slide.

# Depth Marking No Diving

- No Diving Minimum 4 Inch And Contrasting Color
  - International Symbol Minimum 4 Inch And Contrasting Color
  - 25 Feet Apart
- 



# Reporting Signage

- Every entry Into Pool Enclosure

All Violations  
May Be Reported To  
The City Of Arlington  
817-459-6777

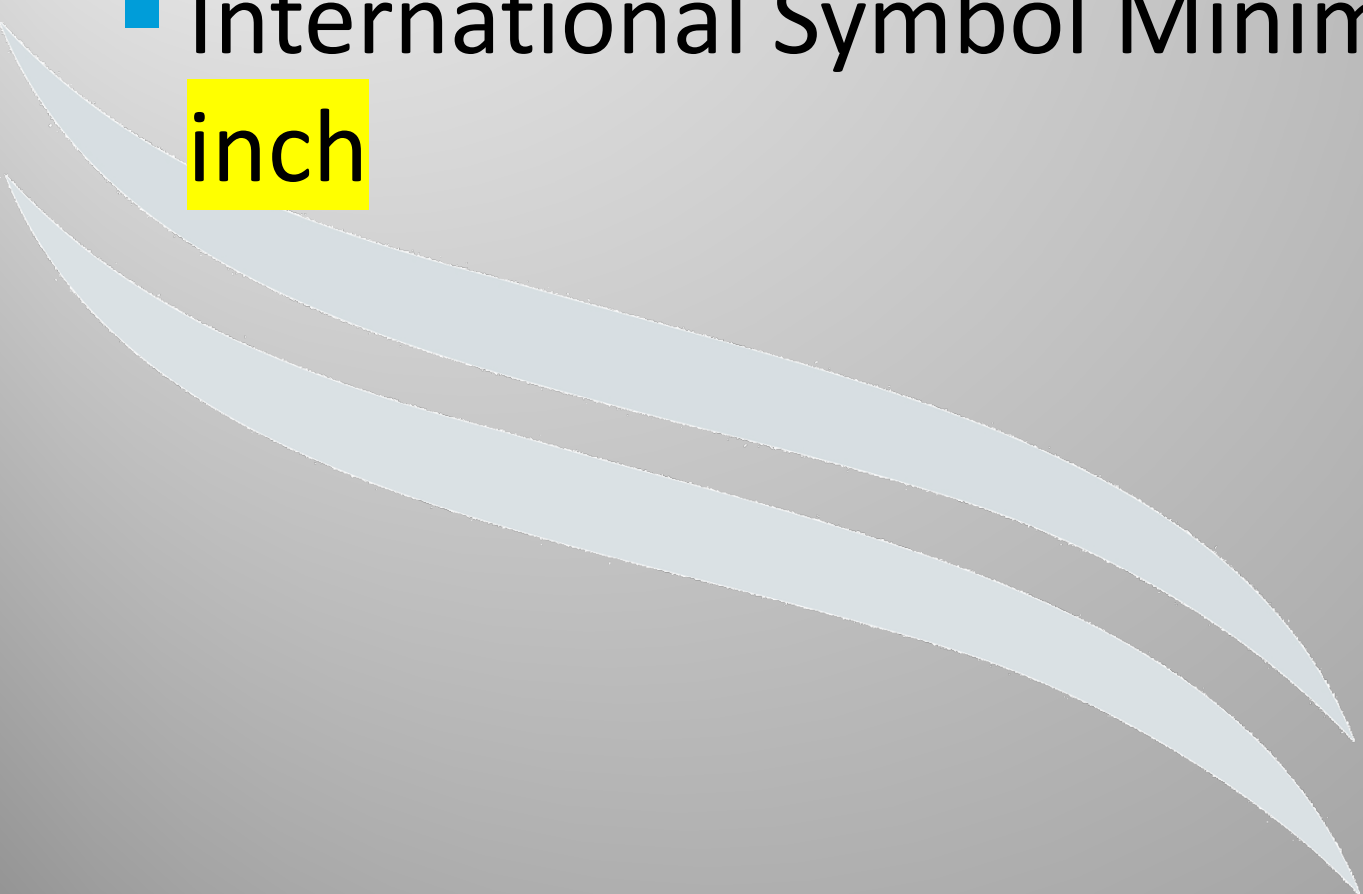
- Minimum 1 Inch Letters

# Required Signage


- “Warning No Life Guard On Duty” 4 Inch Letters
- “Children Should Not Use Pool Spa Without An adult Present” 2 Inch Letters
- “Emergency Phone Number - 911” 1 Inch letters
- Location Of Nearest Phone
- Do Not Use Spa If Temperature Is Over 104



# No Diving Signage


- “No Diving” 4 Inch Letters
  - International Symbol Minimum 4 inch
- 

# New Construction

- Load Limits For Pool and Spa
  - Drinking Water Provided
  - Shower Available
- 



# General Information

- Permit Posted
  - Pool Inspection Fee Paid
  - TPO/CPO Certification
  - Monthly Tests
- 

# CPO/TPO

CERTIFIED POOL OPERATORS – REQUIRED FOR  
PIWF's.

REQUIRMENTS DEFINED IN TAC 265.303(a)

TRAINED POOL OPERATOR

MUST ATTEND AN APPROVED CLASS



Pool/Spa Daily/Monthly Log for: \_\_\_\_\_  
 Month/Year: \_\_\_\_\_

Property Address: \_\_\_\_\_  
 Operator Name: \_\_\_\_\_

DAILY							MONTHLY						Actions Taken / Notes
Day	PH Level (7.0 – 7.8)	Chlorine Pool (1 – 8 ppm) Spa (2 – 8 ppm)	Bromine Pool (2.5-12.0 ppm) Spa (4.5-12.0ppm)	Cyanuric Acid (<100 ppm)	Chemicals Added	Main Drain Visible	Safety Equipment	Fence / Gate	Light / GFCI	SVRD / AVS	Main Drain Inspection	911 Phone	
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Pool chemical readings must be performed as required by Texas Department of Health Standards for Pools & Spas, Section 265.204, and kept on file for no less than 2 years.

# Questions

