

Memorandum

City of Lawrence

Planning & Development Services

TO: Diane Stoddard, Interim City Manager
 FROM: Scott McCullough, Director
 CC: Casey Toomay, Assistant City Manager
 Date: August 23, 2015
 RE: Rental Licensing and Inspection Program Report – July 2015 Reporting Month

The tables in this report depict statistics related to the rental licensing and inspection program since January 1, 2015. Reports for other time periods may be found on the following website: <http://www.lawrenceks.org/pds/rental-licensing/reports>.

Key to acronyms used in tables

License Types	
RLSF	Rental License in a Single-Family zoning district – RS5, RS7, RS10, etc.
RLMF	Rental License in a Multi-Family and all other non-residential zoning districts – RM12, RM24, PRD, CS, etc.
RLMA	Rental License Master License (For multi-family complexes containing 11 or more units).
RLIU	Rental License Inspected Unit – A case type used to track inspections by unit for RLMA licenses.
License Statuses - These are license statuses as reflected on the last day of each month.	
RL-ISSUED	License that has been issued and is in good standing.
RL-INACTIVE	License that has been inactivated, due to property sold to new owner or no longer used as a rental property.
RL-PENDING	License that is in process but the application is incomplete.
RL-1N	First Notice to owner that a license is due to be renewed.
RL-1N INSPECT	First Notice to owner that a license is due to be renewed and an inspection is also due.
RL-2N NOV	Second Notice, via Notice of Violation, to owner that a license is due to be renewed. License is expired at this point.
RL-2N NOV INSPECT	Second Notice, via Notice of Violation, to owner that a license is due to be renewed and an inspection is due. License is expired at this point.
RL-CL TO LICENSE	Courtesy Letter to owner to license a suspected rental unit.
RL-CL INSPECT	Courtesy Letter to owner to inspect a property new to the program.
RL-NOV TO LICENSE	Notice of Violation ordering a property required to be licensed, but not in the program, to license.

RL-NOV INSPECT	Notice of Violation ordering a property new to the program to be inspected for the first time.
RL-DENIED	License denied, typically due to an incomplete or fraudulent application.
RL-APPEAL	License that is under appeal by an applicant after staff has denied the license.
RL-PROBATION	License placed on probation for not complying with licensing provisions of city code. An owner uses probation time to come into compliance with city code.
RL-PROSECUTION	License sent to Prosecutor's Office when a property does not comply with an element of the rental program.
RL-REVOCACTION	License that has been revoked and the unit is not able to be legally rented.
RL-WARRANT	License where the request for inspection has been denied (typically due to consent not being obtained) and staff has applied for an administrative search warrant to complete the inspection.
Inspection result types:	
RL-VIOLATION FOUND	One or more violations were found during an inspection.
RL-NO VIOLATION FOUND	No violation was found during an inspection.
RL-CANCELLED	The inspection was cancelled for some reason. Usually another inspection will be scheduled.
RL-NO CONSENT FORM	The inspection was scheduled but a consent form was not provided for some reason - tenant refused to sign, tenant contact could not be made, etc. Typically another inspection will be scheduled after consent form is provided or staff will pursue consent with tenant and if not obtained, then will seek an administrative search warrant to complete the inspection.
RL-NO SHOW	The owner or resident agent did not show for the inspection. Usually another inspection will be scheduled and a fine assessed.
RL-PARTIALLY CORRECTED	Upon reinspection, some of the violation(s) cited have been corrected and others cited have not been corrected. Another inspection is scheduled.
RL-VIOLATION CORRECTED	All violations are corrected and no reinspection is needed.
Inspection types:	
RL-INITIAL PROGRAM INSPECTION	The first inspection required for all units new to the program. This inspection will determine whether the unit, and all other units under a Licensees license, qualifies for the 3- or 6-year inspection thereafter.
RL-3-YEAR INSPECTION	The inspection required after the Initial Program Inspection when the unit did not qualify for the 6-year inspection incentive.
RL-6-YEAR INSPECTION	The inspection required after the Initial Program Inspection on a 6-year cycle when the unit qualifies for the inspection incentive.
RL-REINSPECTION	The follow-up inspection required if violations were found during

	an inspection of a unit.
Violation Status	
ACTIVE	The violation found is in the process of being corrected by the owner. A reinspection is required.
APPEAL	The owner has appealed the inspector's citing of the violation to the Building Code Board of Appeals.
EXTENSION	The owner has requested, and staff has granted, an extension of time to correct the violation.
IN COMPLIANCE	The violation has been completely corrected.
PROSECUTION	The violation was not corrected within the identified time frame and staff has submitted the case to the Prosecutor's Office.
Property Maintenance Code	
PMC CASES	Property Maintenance Code (PMC) cases are those enforcement cases consisting of violations of the PMC that are observed during a rental inspection but are not part of the rental program and do not count against the incentive element of the rental program. They are tracked to provide a more comprehensive indication of the health of the housing stock.

Rental License Program Summary Report – YTD

RENTAL LICENSE SUMMARY DATA													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
LICENSES													
Total Licenses Issued for Month*	628	489	796	610	497	503	413						-
Total Units in Issued Status for Month*	1,148	1,373	2,728	1,731	1,730	1,522	1,463						-
Licenses Issued - Program Inception (July 1, 2014) to Month's End	-	3,122	4,014	4,636	5,133	5,406	5,872						5,872
Units Licensed - Program Inception (July 1, 2014) to Month's End	-	5,335	8,234	9,977	11,707	13,198	14,656						14,656
INSPECTIONS													
Initial, 3-Year, 6-Year or Additional Inspections Completed (by unit)	54	27	56	32	40	47	73						329
Initial, 3-Year, 6-Year or Additional Inspections Completed with No Violation Found (by unit)	11	11	27	10	18	15	22						114
Initial, 3-Year, 6-Year or Additional Inspections Completed with Violation	43	16	29	22	22	32	51						215
% of Units Inspected with Violations (for Initial, 3, 6 year or Additional inspections)	79.6%	59.3%	51.8%	68.8%	55.0%	68.1%	69.9%						64.6%
Reinspections Completed	19	24	36	21	28	20	31						179
Reinspections Completed with Violations Corrected	18	22	36	20	25	19	30						170
VIOLATIONS													
Total Number of Violations Found	108	77	95	80	59	100	192						711
Average Number of Violations when Found	2.5	4.5	3.3	3.6	2.6	3.1	3.8						3.3
% of Units with Violations Outstanding after 30 Days	5.4%	56.3%	15.4%	34.6%	22.7%	18.2%	15.0%						24.0%
% of Units with Violations Outstanding after 60 Days	0.0%	3.1%	7.7%	7.7%	4.5%	12.1%	6.2%						5.9%
% of Units Inspected that Qualify for Inspection Incentive (5 or less	94.4%	85.2%	92.9%	90.6%	100.0%	87.2%	87.7%						91.1%
PMC CASES													
Total Number of PMC Cases Created as a Result of a Rental Inspection	22	15	18	16	17	20	34						142
% of Rental Units with PMC Case Created as Result of a Rental Inspection	40.7%	55.6%	32.1%	50.0%	42.5%	42.6%	46.6%						44.3%
Total Number of Violations Found	44	24	37	57	25	52	113						352
Average Number of Violations on PMC Case	2.0	1.6	2.1	3.6	1.5	2.6	3.4						2.5
PMC Cases resulting from Tenant Complaint not as a Result of Rental Inspection	0	0	5	3	9	7	20						44
MISC.													
Number of Inspections Scheduled where Consent was Denied	0	0	0	0	0	0	0						0
Administrative Search Warrants Sought	0	0	0	0	0	0	0						0
Administrative Search Warrants Issued	0	0	0	0	0	0	0						0
Number of Cases sent to Prosecution	0	0	0	2	0	0	0						2
Notices of Violation Issued to Tenants on Tenant Caused Violations	0	0	1	0	0	0	0						1
FEES													
Total Fees Collected	\$23,998	\$25,938	\$44,455	\$30,446	\$30,462	\$27,387	\$33,991						\$216,677

*These numbers reflect "Total Licenses Issued for Month" and "Total Units in Issued Status for Month". These figures reflect license "Status" at a single point in time (the last day of the month). Since licenses frequently change, from "Issued" status to other statuses after issuance (such as to "NOV to Inspect", "Probation" or "Prosecution") or vice versa, the monthly point in time reports do not reflect a running total of new licenses issued in the Total column for each monthly report. Two new statistics were added to the February Summary Table that reflect cumulative point in time figures that measures how many licenses and units are in "Issued" status at the end of each month, since the program began.

Report 1a: Licenses Issued – New and Renewed

Licenses Issued 2015	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
RLSF	162	138	289	236	182	250	178						1435
NEW	161	138	278	213	160	220	61						1231
RENEWED	1	0	11	23	22	30	117						204
RLMF	458	330	456	337	266	220	200						2267
NEW	458	330	455	328	264	219	184						2238
RENEWED	0	0	1	9	2	1	16						29
RLMA	8	21	51	37	49	33	35						234
NEW	8	21	51	37	49	33	35						234
RENEWED	0	0	0	0	0	0	0						0
NEW RLMA (UNITS)	528	905	1983	1158	1282	1052	1085						7993
RENEWED RLMA (Units)	0	0	0	0	0	0	0						0
Total Licenses	628	489	796	610	497	503	413						3936
New	627	489	784	578	473	472	280						3703
Renewed	1	0	12	32	24	31	133						233
Total Units	1148	1373	2728	1731	1730	1522	1463						11695
New Units	1147	1373	2716	1699	1706	1491	1330						11462
Renewed Units	1	0	12	32	24	31	133						233

*Reports data at a point in time (month's end)

Report 1b: Licenses Issued – Program Inception (July 1, 2014) to Month's End

Licenses Issued-Program Inception (July 1, 2014) to Month's End	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RLSF	-	1443	1734	1981	2163	2177	2429					
NEW	-	1442	1722	1946	2106	2092	2227					
RENEWED	-	1	12	35	57	85	202					
RLMF	-	1635	2180	2518	2784	3006	3186					
NEW	-	1635	2179	2508	2772	2993	3157					
RENEWED	-	0	1	10	12	13	29					
RLMA	-	44	100	137	186	223	257					
NEW	-	44	100	137	186	223	257					
RENEWED	-	0	0	0	0	0	0					
NEW RLMA (UNITS)	-	2257	4320	5478	6760	8015	9041					
RENEWED RLMA (Units)	-	0	0	0	0	0	0					
Total Licenses	-	3122	4014	4636	5133	5406	5872					
New	-	3121	4001	4591	5064	5308	5641					
Renewed	-	1	13	45	69	98	231					
Total Units	-	5335	8234	9977	11707	13198	14656					
New Units	-	5334	8221	9932	11638	13100	14425					
Renewed Units	-	1	13	45	69	98	231					

*Reports data on number of licenses (and units) in issued status at month's end since the program began on July 1, 2014.

Report 2a: Number of Licenses – Total New and Renewed

JULY 2015	RLSF	RLMF	RLMA	RLMA UNITS	TOTAL LICENSES	TOTAL UNITS
RL-ISSUED	178	200	35	1085	413	1463
RL-INACTIVE	4	9	0	0	13	13
RL-PENDING	5	12	0	0	17	17
RL-1N	0	0	0	0	0	0
RL-1N INSPECT	0	0	0	0	0	0
RL-2N NOV	0	1	0	0	1	1
RL-2N NOV INSPECT	0	0	0	0	0	0
RL-CL TO LICENSE	3	4	0	0	7	7
RL-CL INSPECT	0	0	0	0	0	0
RL-NOV TO LICENSE	8	32	6	24	46	64
RL-NOV INSPECT	0	0	0	0	0	0
RL-DENIED	0	0	0	0	0	0
RL-APPEAL	0	0	0	0	0	0
RL-PROBATION	0	0	0	0	0	0
RL-PROSECUTION	0	0	0	0	0	0
RL-REVOCAION	0	0	0	0	0	0
RL-WARRANT	0	0	0	0	0	0
TOTALS	198	258	41	1109	497	1565

*Reports data at a point in time (month's end)

Report 2b: Number of Licenses – Program Inception (July 1, 2014) to Month's End

July 2015- Program Inception (July 1, 2014) to Month's End	RLSF	RLMF	RLMA	RLMA UNITS	TOTAL LICENSES	TOTAL UNITS
RL-ISSUED	2429	3186	257	9041	5872	14656
RL-INACTIVE	93	212	3	140	308	445
RL-PENDING	9	20	1	96	30	125
RL-1N	178	51	5	182	234	411
RL-1N INSPECT	0	0	0	0	0	0
RL-2N NOV	1	1	0	0	2	2
RL-2N NOV INSPECT	0	0	0	0	0	0
RL-CL TO LICENSE	4	5	0	0	9	9
RL-CL INSPECT	0	0	0	0	0	0
RL-NOV TO LICENSE	16	39	8	330	63	385
RL-NOV INSPECT	0	0	0	0	0	0
RL-DENIED	2	0	0	0	2	2
RL-APPEAL	0	0	0	0	0	0
RL-PROBATION	13	1	0	0	14	14
RL-PROSECUTION	2	0	0	0	2	2
RL-REVOCAION	9	2	0	0	11	11
RL-WARRANT	0	0	0	0	0	0
TOTALS	2756	3517	274	9789	6547	16062

*Reports data on number of licenses (and units) and their status at month's end since the program began on July 1, 2014.

Report 3a: Number of Units Inspected by Inspection Type by Inspection Result – Monthly

RENTAL PROGRAM INSPECTIONS JULY 2015				
	RLSF	RLMF	RLIU	TOTAL INSPECTIONS
RL-INITIAL PROGRAM INSPECTION	35	28	8	71
RL-VIOLATION FOUND	23	18	6	47
RL-NO VIOLATION FOUND	10	10	2	22
RL-CANCELLED	2	0	0	2
RL-NO CONSENT FORM	0	0	0	0
RL-NO SHOW	0	0	0	0
RL-PARTIALLY CORRECTED	0	0	0	0
RL-VIOLATION CORRECTED	0	0	0	0
RL-ADDTL INITIAL INSPECTION	4	0	0	4
RL-VIOLATION FOUND	4	0	0	4
RL-NO VIOLATION FOUND	0	0	0	0
RL-CANCELLED	0	0	0	0
RL-NO CONSENT FORM	0	0	0	0
RL-NO SHOW	0	0	0	0
RL-PARTIALLY CORRECTED	0	0	0	0
RL-VIOLATION CORRECTED	0	0	0	0
RL-3-YEAR INSPECTION	0	0	0	0
RL-VIOLATION FOUND	0	0	0	0
RL-NO VIOLATION FOUND	0	0	0	0
RL-CANCELLED	0	0	0	0
RL-NO CONSENT FORM	0	0	0	0
RL-NO SHOW	0	0	0	0
RL-PARTIALLY CORRECTED	0	0	0	0
RL-VIOLATION CORRECTED	0	0	0	0
RL-6-YEAR INSPECTION	0	0	0	0
RL-VIOLATION FOUND	0	0	0	0
RL-NO VIOLATION FOUND	0	0	0	0
RL-CANCELLED	0	0	0	0
RL-NO CONSENT FORM	0	0	0	0
RL-NO SHOW	0	0	0	0
RL-PARTIALLY CORRECTED	0	0	0	0
RL-VIOLATION CORRECTED	0	0	0	0
RL-REINSPECTION	22	9	0	31
RL-VIOLATION FOUND	1	0	0	1
RL-NO VIOLATION FOUND	0	0	0	0
RL-CANCELLED	0	0	0	0
RL-NO CONSENT FORM	0	0	0	0
RL-NO SHOW	0	0	0	0
RL-PARTIALLY CORRECTED	0	0	0	0
RL-VIOLATION CORRECTED	21	9	0	30
TOTALS	61	37	8	106

Report 3b: Number of Units Inspected by Inspection Result – Monthly

JULY 2015 INSPECTION TOTALS BY RESULT	
RL-VIOLATION FOUND	52
RL-NO VIOLATION FOUND	22
RL-CANCELLED	2
RL-NO CONSENT FORM	0
RL-NO SHOW	0
RL-PARTIALLY CORRECTED	0
RL-VIOLATION CORRECTED	30
TOTALS	106

Report 3c: Number of Units Inspected by Inspection Result – YTD

YTD INSPECTIONS BY RESULT 2015													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
RL-VIOLATION FOUND	43	17	29	22	23	33	52						219
RL-NO VIOLATION FOUND	11	11	27	10	18	15	22						114
RL-CANCELLED	0	0	3	1	1	0	2						7
RL-NO CONSENT FORM	0	0	0	0	0	0	0						0
RL-NO SHOW	1	0	1	0	1	0	0						3
RL-PARTIALLY CORRECTED	1	1	0	1	2	0	0						5
RL-VIOLATION CORRECTED	18	22	36	20	25	19	30						170
Total Inspections	74	51	96	54	70	67	106						518

Report 3d: Number of Units Inspected by Inspection Type – YTD

YTD INSPECTIONS BY TYPE 2015													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
RL-INITIAL PROGRAM INSPECTION	54	27	58	33	42	47	71						332
RL-ADDTL INITIAL INSPECTION	1	0	2	0	0	0	4						7
RL-3-YEAR INSPECTION	0	0	0	0	0	0	0						0
RL-6-YEAR INSPECTION	0	0	0	0	0	0	0						0
RL-REINSPECTION	19	24	36	21	28	20	31						179
Total Inspections	74	51	96	54	70	67	106						518

Report 4a: Number of Violations Found by Status – Monthly

RENTAL PROGRAM VIOLATIONS JULY 2015				
	RLSF	RLMF	RLIU	TOTAL VIOLATIONS
ACTIVE	82	38	43	163
APPEAL	0	0	0	0
EXTENSION	1	0	0	1
IN COMPLIANCE	8	20	0	28
PROSECUTION	0	0	0	0
TOTALS	91	58	43	192

*Reports data at a point in time (month's end)

Report 4b: Number of Violations Found by Status – YTD

YTD VIOLATIONS BY STATUS - 2015													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ACTIVE	92	65	67	66	40	88	163						581
APPEAL	0	0	0	0	0	0	0						0
EXTENSION	0	0	0	0	0	0	1						1
IN COMPLIANCE	16	12	28	14	19	12	28						129
PROSECUTION	0	0	0	0	0	0	0						0
TOTAL VIOLATIONS	108	77	95	80	59	100	192						711

*Reports data at a point in time (month's end)

Report 5a: Violations per Unit by License Type – Monthly

VIOLATIONS PER UNIT BY LICENSE TYPE JULY 2015 (Does not include reinspections)									
	0 Violations	1-3 Violations	4-5 Violations	>5 Violations	Total Units Inspected	Total Units with Violations	Average Violations with 0 Violations	Average Violations without 0 Violations	
RENTAL LICENSES									
RLSF	10	14	10	3	37	27	2.5	3.4	
RLMF	10	11	5	2	28	18	2.1	3.2	
RLIU	2	0	2	4	8	6	5.4	7.2	
TOTAL	22	25	17	9	73	51	2.6	3.8	
PROPERTY MAINTENANCE CASES									
RLSF		14	6	3	23	23		3.0	
RLMF		4	1	2	7	7		4.0	
RLIU		2	1	1	4	4		4.0	
TOTAL		20	8	6	34	34		3.4	

Report 5b: Violations per Unit – YTD

YTD VIOLATIONS PER UNIT - 2015														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	
RENTAL LICENSES														
0 Violations	11	11	27	10	18	15	22						114	
1-3 Violations	34	10	19	14	17	21	25						140	
4-5 Violations	6	2	6	5	6	5	17						47	
>5 Violations	3	5	4	3	0	6	9						30	
Average Violations	2.0	3.3	1.7	2.5	1.4	2.1	2.6						2.2	
Average Violations without 0 Violations	2.5	4.5	3.3	3.6	2.6	3.1	3.8						3.3	
TOTAL UNITS WITH VIOLATIONS	43	17	29	22	23	32	51						217	
PROPERTY MAINTENANCE CASES														
1-3 Violations	19	14	16	10	16	14	20						109	
4-5 Violations	3	1	1	4	1	4	8						22	
>5 Violations	0	0	1	2	0	2	6						11	
Average Violations	2.0	1.6	2.1	3.6	1.5	2.6	3.4						2.4	
TOTAL UNITS WITH VIOLATIONS	22	15	18	16	17	20	34						142	

Report 6a: Active Violations by License Type – Monthly

ACTIVE VIOLATIONS BY LICENSE TYPE JULY 2015							
	0-30 Days	31-60 Days	61-90 Days	91-180 Days	>180 Days	Total	Average Days
RLSF	83	12	1	5	1	102	22.5
RLMF	38	0	0	5	0	43	17.0
RLIU	43	5	0	0	0	48	18.7
TOTALS	164	17	1	10	1	193	20.3

*1 violation >180 days was given an extension due to extenuating circumstances, in this case going through the HRC process for the repair. 5 violations between 91-180 days were given an extension due to extenuating circumstances, due to waiting till renters vacated in order to make necessary repairs. These violations were corrected in August 2015. 5 violations between 91-180 days are still active and the rental licenses (2) were forwarded to the prosecutor in August. 1 violation between 61-90 days is active and the rental license was forwarded to the prosecutor in August.

Report 6b: Active Violations – YTD

ACTIVE VIOLATIONS - 2015												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0-30 Days	92	65	67	66	40	88	164					
31-60 Days	11	31	10	17	15	5	17					
61-90 Days	0	1	2	0	0	12	1					
91-180 Days	0	0	1	2	1	0	10					
> 180 Days	0	0	0	0	0	1	1					
Totals	103	97	80	85	56	106	193					
Average Days in Violation	17.0	21.9	21.6	23.9	30.8	23.2	20.3					

*1 violation >180 days was given an extension due to extenuating circumstances, in this case going through the HRC process for the repair. 5 violations between 91-180 days were given an extension due to extenuating circumstances, due to waiting till renters vacated in order to make necessary repairs. These violations were corrected in August 2015. 5 violations between 91-180 days are still active and the rental licenses (2) were forwarded to the prosecutor in August. 1 violation between 61-90 days is active and the rental license was forwarded to the prosecutor in August.

Report 6c: # of Units with Active Violations – Monthly

# of UNITS WITH ACTIVE VIOLATIONS JULY 2015						
	0-30 Days	31-60 Days	61-90 Days	91-180 Days	>180 Days	Average Days
RLSF	23	4	1	2	1	32.4
RLMF	12	0	0	1	0	14.0
RLIU	6	5	0	0	0	25.3
TOTALS	41	9	1	3	1	26.6

*One unit with a violations >180 days was given an extension due to extenuating circumstances, in this case going through the HRC process for the repair. One unit with violations between 61-90 days was given an extension due to extenuating circumstances, due to waiting till renters vacated in order to make necessary repairs. These violations were corrected in August 2015. 2 units with violations

between 61-90 days and 1 unit with active violations between 61-90 days are still active and were forwarded to the prosecutor in August.

Report 6d: # of Units with Active Violations – YTD

# of UNITS WITH ACTIVE VIOLATIONS-2015												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
0-30 Days	35	14	22	17	17	27	41					
31-60 Days	2	17	2	7	4	2	9					
61-90 Days	0	1	1	0	0	3	1					
91-180 Days	0	0	1	2	1	0	3					
> 180 Days	0	0	0	0	0	1	1					
TOTALS	37	32	26	26	22	33	55					
Average Days in Violation	11.6	27.3	23.5	32.5	32.6	24.9	26.6					

*One unit with a violations >180 days was given an extension due to extenuating circumstances, in this case going through the HRC process for the repair. One unit with violations between 61-90 days was given an extension due to extenuating circumstances, due to waiting till renters vacated in order to make necessary repairs. These violations were corrected in August 2015. 2 units with violations between 61-90 days and 1 unit with active violations between 61-90 days are still active and were forwarded to the prosecutor in August.

Report 7a: Top 10 Violations found – Monthly

Top Violations on a Rental License-July 2015	
Description	# Found
6-1314(a)(23) Smoke Alarms	62
6-1314(a)(19) GFCI Receptacles	43
6-1314(a)(20) Receptacle Outlet Covers	17
6-1314(a)(7) Window Locks	12
6-1314(a)(6) Exterior Doors	9
6-1314(a)(15) Combustion Air	8
6-1314(a)(4) Handrails and Guards	8
6-1314(a)(11) Plumbing Fixtures	4
6-1314(a)(2) Building Structure	4

Report 10a: # of Property Maintenance Code (PMC) Cases generated from Rental Inspections – YTD

PROPERTY MAINTENANCE CASES GENERATED FROM RENTAL LICENSES - 2015													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
RLSF	18	15	17	14	11	18	23						116
RLMF	4	0	1	2	6	2	7						22
RLIU	0	0	0	0	0	0	4						4
TOTAL	22	15	18	16	17	20	34						142

Report 10b: Top 10 PMC violations generated from Rental Inspections – Monthly

Top Violations on a Property Maintenance Case - July 2015	
Description	# Found
304.13.2 Openable Windows	29
304.13 Window, Skylight and Door Frames.	13
304.14 Insect Screens	12
304.18.1 Deadbolt Locks	11
504.1 Plumbing Fixtures	8
305.3 Interior Surfaces	7
403.2 Ventilation Fan	5
604.3 Electrical System Hazards	4
304.15 Exterior Doors	4

Report 10c: Top 10 PMC violations generated from a Rental Inspection – YTD

Top Violations on a Property Maintenance Case - YTD 2015	
Description	# Found
304.18.1 Deadbolt Locks	77
304.13.2 Openable Windows	57
304.13 Window, Skylight and Door Frames.	45
504.1 Plumbing Fixtures	39
304.14 Insect Screens	29
305.3 Interior Surfaces	26
403.2 Ventilation Fan	20
304.15 Doors, Including Assemblies & Hardware	15
304.15 Exterior Doors	13
604.3 Electrical System Hazards	10