



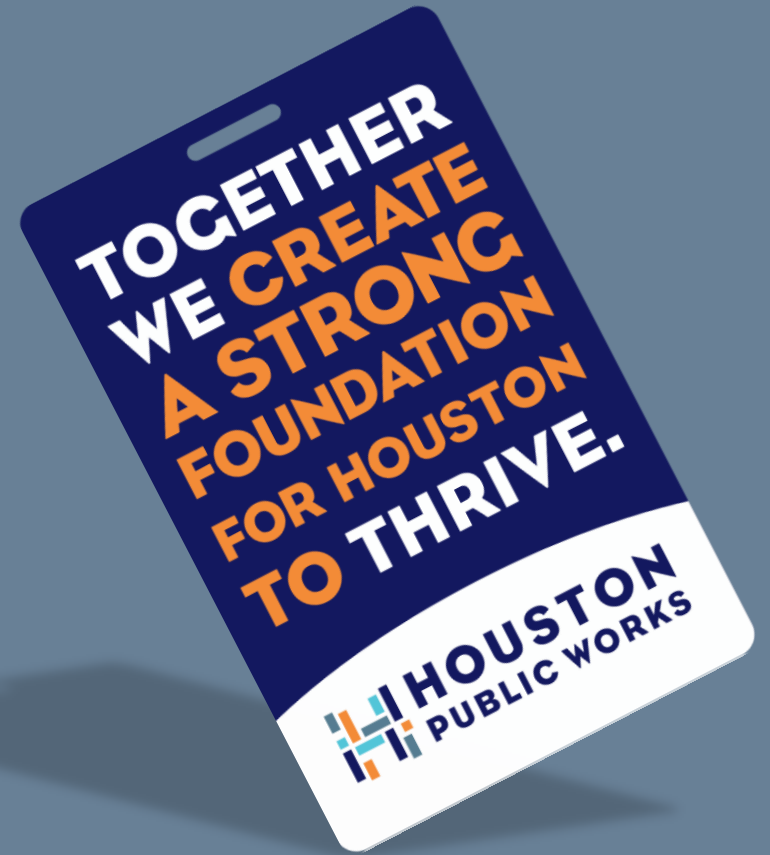
MULTIFAMILY HABITABILITY

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HOUSTON PERMITTING CENTER



PURPOSE

update on role and responsibilities of habitability program



5 TO THRIVE VALUES

integrity | teamwork | ownership | communication | respect

SAFETY PARTNERS

Health Department

- Mold
- Bugs
- Rodents
- Sewage

Fire Department

- Fire alarms
- Extinguishers
- Smoke Detectors
- Sprinkler Systems
- Draft Stops
- Other Fire Related Features

Police Department

- Differential Response Team
- Crime

Public Works Occupancy

- New construction
- Change of Ownership or Use

Public Works Habitability

- Routine Inspections
- Service Requests on minimum building standards

GOALS

- ensure multi-family structures meet minimum standards for habitability (Houston Code 2009-1043)
- perform programmatic inspections on 4-year cycle for 4500 properties
- respond to service requests within 7 days
- track violations + educate + correct + issue citations as needed

BY THE NUMBERS + TOP SERVICE REQUESTS



350

service requests monthly



1

business day to make
initial contact*

*some referred to Health or Police



14

inspectors

1 no air conditioning (summer)

2 no heat (winter)

3 holes in walls

4 no hot water

5 water leaks

PROGRAMMATIC INSPECTIONS

inspect 4500 complexes* over four years

exterior inspection only

confirmation of Certificate of Occupancy

electrical

plumbing

structural

fencing

swimming pools

security of vacant buildings



*with 3+ units



ENFORCEMENT

violations are reinspected based on the nature of concern

citations issued for continued violations

administrative hearing process

thank you!



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