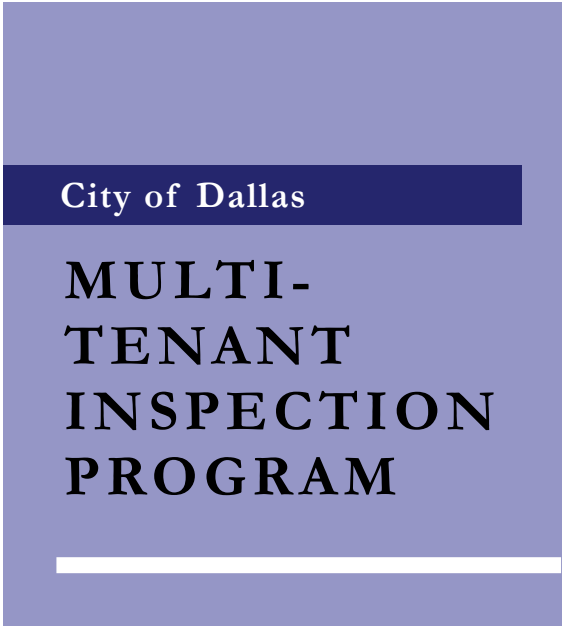


Swimming Pool Inspections

The Multi-Tenant Inspection Program is also responsible for conducting inspections of all apartment pools, health club pools, health club pools, spas, condominium pools, and institutional pools. Pools are inspected for compliance to Chapter 43A of the Dallas City Code, and the Uniform building Code relating to pools and spas.

Some of the items to be inspected are the water clarity, chemical balance, storage of chemicals, safety equipment, required signage, and depth markings. Properties with pools or spas are required to post a current pool permit and current manager of pool operations.

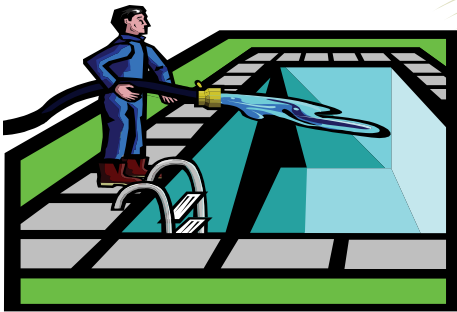
Training will be provided throughout the year for certification of the manager of pool operations. Please contact us at (214) 948-4095 to check times and dates these classes are provided.



DEPARTMENT OF CODE COMPLIANCE

City of Dallas

Department of Code Compliance
Multi-tenant Inspection Program
320 E. Jefferson Blvd #216
Dallas, Texas 75203



TEL: (214) 948-4105

Mailing Address Line 1

Mailing Address Line 2

Mailing Address Line 3

The Multi-Tenant Inspection Program

The Multi-Tenant Inspection Program was created to provide a safe, clean, and healthy living environment for residents of multi-tenant properties as well as a cohesive environment with the adjacent properties of differing uses, i.e. single-family neighborhoods. It was originally created in 1994 as the Multifamily Inspection Program and has evolved to include licensing and response programs, swimming pool inspections, and training the operators of those pools. The program will identify previously unregistered properties that house residents, often in sub-standard conditions. The program will help alleviate poor living conditions and inform the residents of the remedies to those conditions.



MULTI-TENANT DEFINITION
Multi-Tenant properties are composed of 3 or more units for lease and are older than 5 years. With amendments to Chapter 27 of the Dallas City Code in March 2004, the program has expanded to include leased condominiums, extended stay hotels and motels, residential hotels, as well as, group homes and boarding homes.

COST OF INSPECTION

All properties are required to submit a completed registration application between September 1st and October 1st of each year. The application is to be completed by the person who will own, operate, or control the property. A fee of \$2.00 per unit, whether occupied or unoccupied, must be submitted with the registration. Properties will receive a graded inspection at least once every three years, except for those issued a certificate of occupancy within the preceding five years. No inspection fees will be assessed to those properties scoring 85 or better. Properties failing due to required documentation will be invoiced a fee of \$15.00 per total number of units. Properties failing due to structural, zoning, or hazardous conditions will be invoiced a fee of \$25.00 per total number of units. Re-inspection of violations will be invoiced a fee of \$45.00 per actual units re-inspected until the violation is corrected.

WHAT TO EXPECT

On the day of inspection, the inspector will meet with the management of the property and provide information as to which units will be entered. All structures will receive a complete exterior inspection; a premise inspection, as well as the pool/hot tubs or spas; and an interior inspection of 10% of the total number units. The exterior will be checked for, but not limited to, rotted wood, broken windows, missing/ peeling paint or siding, electrical concerns, supports, steps and rails, structural integrity, illegal storage, and open/vacant units. The premises will be inspected for, but not limited to,

high weeds, litter, hazards on the land, standing water, and required signs, striping, fences, and lighting. The interior will be inspected for, but not limited to, correct water temperature, ability to have heat and air conditioning (if provided), exposed electrical wires, holes in walls/floors/ceilings, leaking fixtures, structural integrity, and trip hazards. The following forms and documents will be checked for: registration certificate, master meter notice, certificate of occupancy, 24 hour contact information, crime watch attendee, crime free addendum, and tenant notification of registration and inspection score.



General Response Form Title

Briefly describe your desired feedback.

First Question

- Answer A
- Answer B
- Answer C

Third Question

- Answer A
- Answer B
- Answer C

Second Question

- Answer A
- Answer B
- Answer C

Fourth Question

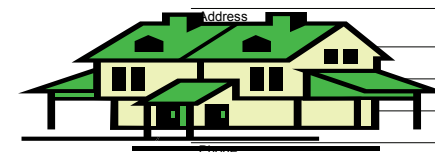
- Answer A
- Answer B
- Answer C

Comments:

Name _____

Address _____

Phone _____



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Phone: (214) 948-4105
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