

Common Code Enforcement Pitfalls for Multifamily



Wednesday
October 20, 2021



Hillsborough
County **Florida**

Hillsborough County Code Enforcement

Jon-Paul Lavandeira

Division Director

Code Enforcement Department

P: (813) 307-1755

E: lavandeiraj@HCFLgov.net

Laura George

General Manager, West Division

Code Enforcement Department

P: (813) 486-3444

E: Georgel@HCFLgov.net

Joe Gross

Director

Code Enforcement Dept

P: (813) 274-6604

E: grossj@HCFLgov.net



Divisions

Code Enforcement

Animal Control

Teams

Rapid Response

Property Registration Program

Community Outreach (OCV)

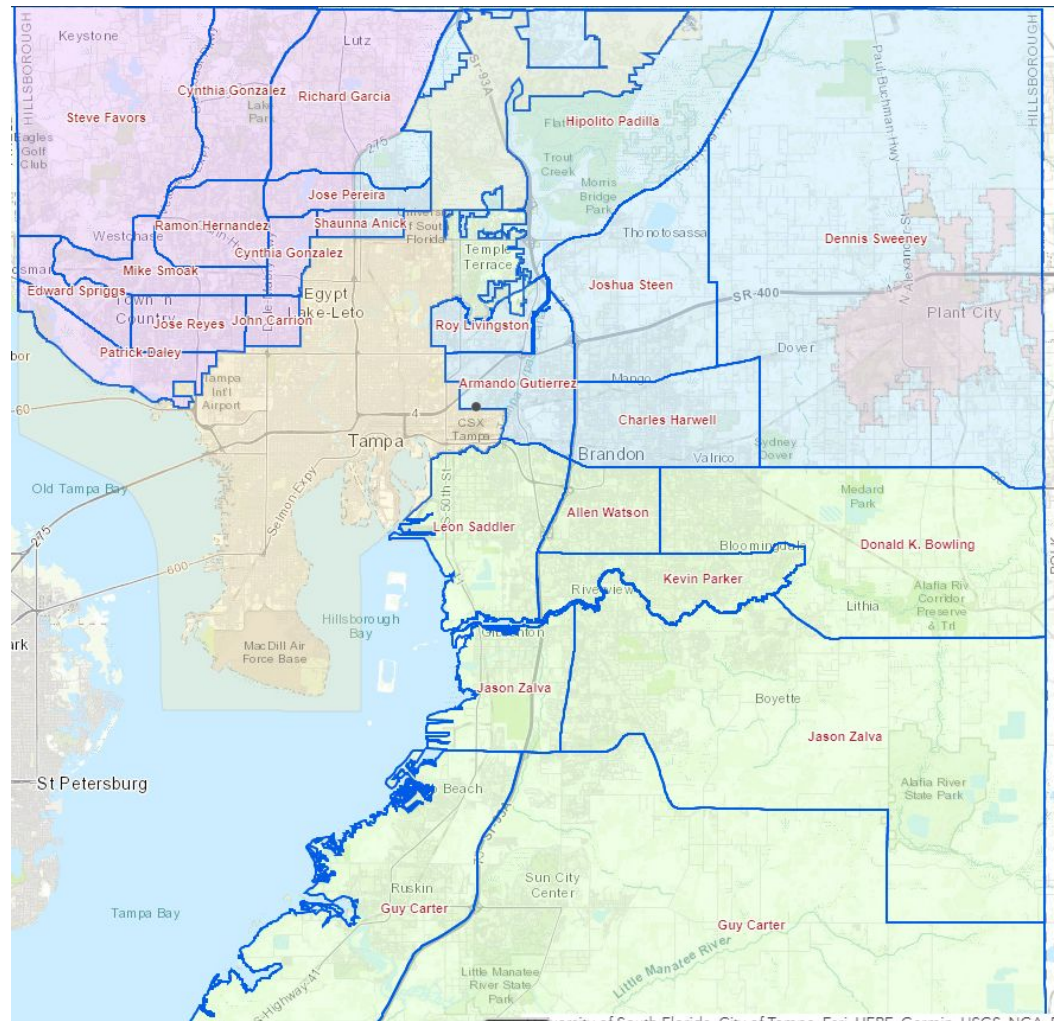
Regulatory Compliance

Code Enforcement



Code Enforcement

Four Squads
(2 East, 2 West)
Supervisor and
Six Zone Officers



Case Generation

Customer Service Center

- Telephone Complaints
- Service Requests via Web Portal

Written Correspondence

Agency Referrals

Administrative Notifications (including BOCC)



Case Processing

Case number assigned to CEO

Case triage and prioritize

Tenant contact attempted

Initial visit to unit (doorhanger)

Leasing office notification



Case Processing

Inspection appointment scheduled

Initial property visit

Consent to enter form

Office visit to share findings

Notice prepared and issued

Case subject to formal adjudication



Inspection Considerations



Tenant areas of concern

Listen, observe, assess, document

Take notes and photos

Test outlets and devices

Remain neutral and unbiased

Notify office

Sec. 8-115. - Structural standards for dwellings.

(a) *Generally.* No person shall occupy, let, or sub-let to another for occupancy, any building, dwelling, dwelling unit, structure, or accessory structure ... , nor shall any vacant dwelling, dwelling unit, building, structure or accessory structure be permitted to exist which does not comply with the applicable following requirements:

(1) *General maintenance.* Equipment, systems, devices and safeguards required by this article ... shall be maintained in good working order.



Exterior Structure

Foundation

Walls

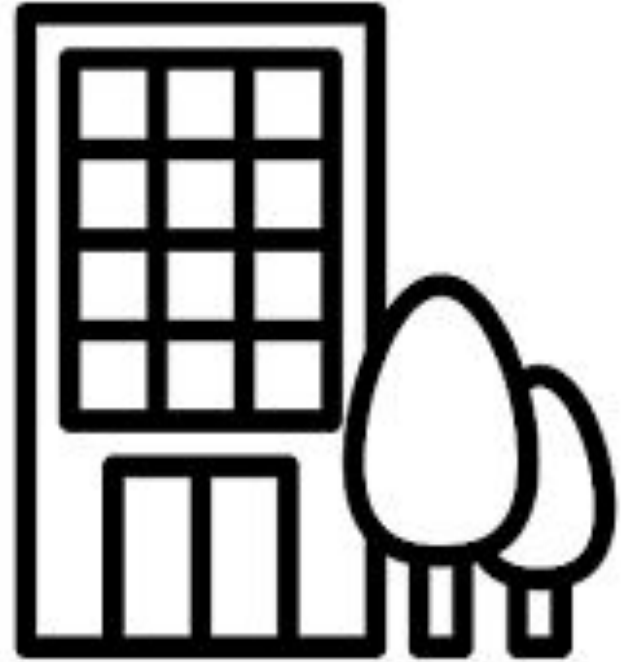
Protective treatment

Roofs, eaves & fascia

Stairs, porches & balconies

Windows, screens & doors

Security devices





Interior Structure

Surfaces

Floors

Walls

Ceilings

Doors

Protective railings



Required Facilities

Kitchen sink

Lavatory, tub or shower

Potable water & plumbing

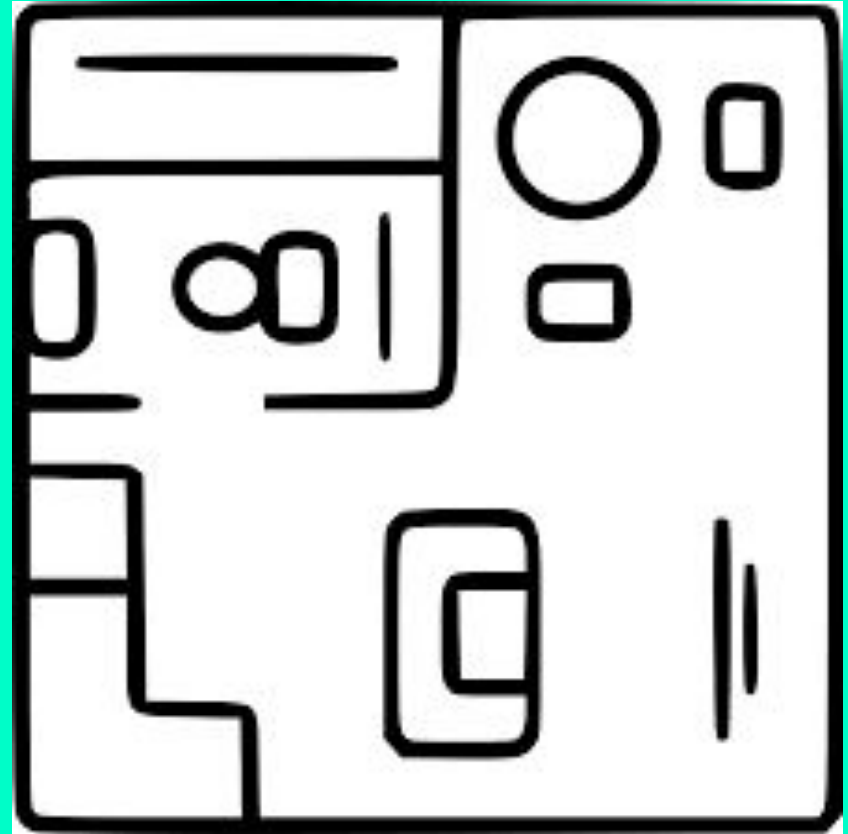
hot water (120°-130°)

Electrical power

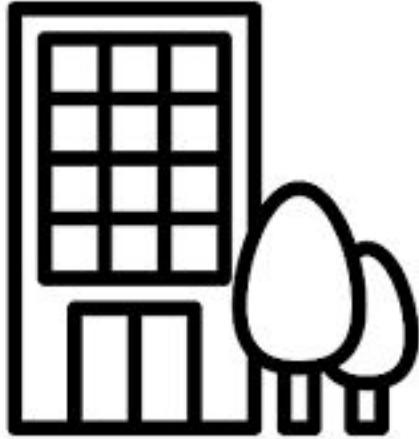
Heating equipment (68°)

Stove/range, refrigerator

Light and ventilation



Potential Pitfalls - Exteriors



Debris accumulation

Swimming pools

Parking spaces and drive aisles

Building and parking lot lighting

Stairways and balconies

Fences and gates

Burglar bars











Potential Pitfalls - Interiors

Infestation

Water leaks/damage

Visible mold and mildew

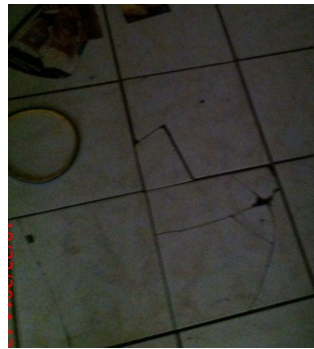
Exposed wiring

Raw sewage

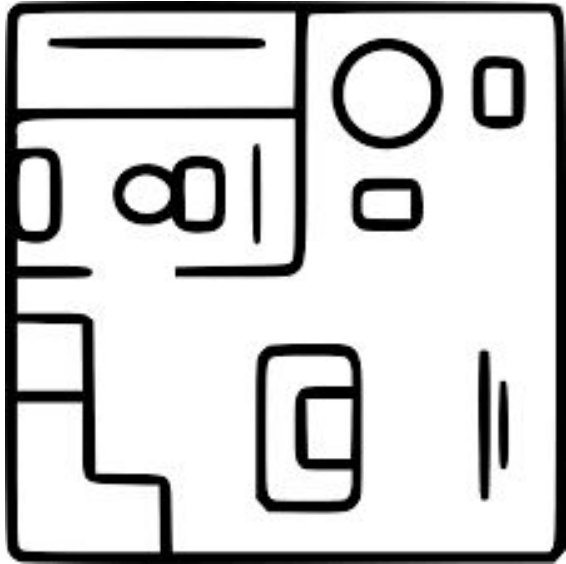








Potential Pitfalls - Facilities



GFCI

Smoke detectors & fire extinguishers

Water heater venting (pressure relief valve)

Garbage disposal, vent hood,
ceiling fans & dishwasher*

**** if present - repair, replace or remove***





Potential Pitfalls - Housekeeping



Infestation and fire safety considerations

Other Reminders

Regulatory Compliance

- Tenant's Bill of Rights
- Trespass towing

Rapid Response Team

- Watering restrictions

Animal Control

- Pet waste
- Internal dog parks





Sec. 6-32. - Animal waste removal.

Any feces deposited by a dog, an owned cat, or pet pig on public property, public walks, recreation areas or the private property of others must be immediately removed by the person who has custody or control of the animal unless otherwise authorized by the property owner.

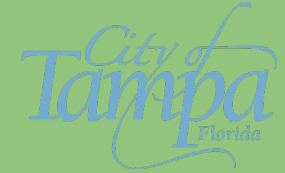
(Ord. No. 00-26, § 14, 1-1-2001; Ord. No. 13-33, § 5, 12-19-2013)

Subject to warning letters, a civil citation can be issued with the following:

- Witness willing to testify in court if citation is contested
- Witness is able to positively identify the offending animal(s)
- Witness has a date and time of the offense
- Witness is able to positively identify the owner/harbinger
- Unaltered photographs and videos of the pet, offense and owner are very helpful



Sign Off Day Tampa Bay



9 AM to Noon on Thursday, October 21, 2021

11:30 AM Sign Disposal and Metal Stake Recycling
at Hillsborough Heights 6209 County Road 579



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