Residential Rental Inspection Program

Purpose and Intent

Residential dwelling and building standards provide protection for each citizen and neighborhoods by ensuring sub-standard living conditions are reduced. The City of Lynchburg has adopted minimum building maintenance and residential rental dwelling standards for properties within the City limits in order to produce thriving, attractive, safe neighborhoods and enhance citizen's quality of life.

The Residential Rental Inspection Program was adopted...

To Prevent:

Property deterioration, unsafe living conditions, neighborhood decline and neighborhood blight.

To Promote:

Safe, decent, habitable and sanitary residential rental dwelling units for citizens. Neighborhood quality of life, real estate values, and neighborhood appearance.

Residential rental dwelling units can often be prone to:

Unsafe conditions which can lead to dwelling units unfit for human habitation, over crowding, and structural deterioration from overall neglect.

Community Development Department

Inspections Division

Residential Rental Inspection Program

City Hall 900 Church Street,

Lynchburg, VA 24504

(434) 455-3910 Fax (434)845-7630

CONTACT:

Residential Rental Inspection

Program Administrator

Dana Horne (434)455-3922

Maintaining Safe Homes in Lynchburg

Residential Rental Inspection Program

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Rev.8/2013

Inspection Fee Costs for Annual Residential Rental Inspection Compliance Certificate

There is a charge of $50.00 for the initial rental inspection payable to the City of Lynchburg. The first follow-up inspection is at no charge. Further follow-up inspections are $50.00. No Show follow-up inspections are $50.00. If no violations are cited or minor violations are abated within a reasonable time from date of notice mailing, a four-year Rental Certificate of Compliance is issued. If more than **minor** violations are cited during the rental inspection process and violations are abated within a reasonable period of time, a one-year Certificate of Compliance is issued.

Once the four year or one-year certificate expires, another rental inspection will be scheduled.

Note:

Tenant complaints or visible violations can result in the citation of new violations and or revocation of an existing Rental Certificate of Compliance.

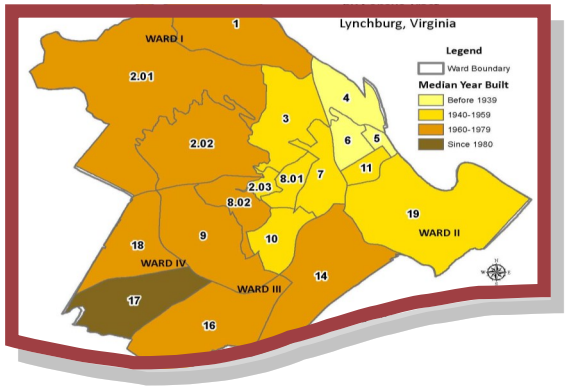
Failure to comply with the Residential Rental Inspection Program or violations are not abated in a reasonable time, may receive court action.

Specified City Districts Required to Register Rental Property

The Rental Inspections Districts are outlined based on the residential areas which have a significant amount of older housing stock built in the late 1800's and early 1900's, receive CDBG funds, and or areas with congested density of dwelling structures.

The Residential Rental Inspection Districts consist of:

- Daniels Hill Census Tract #4
- Rivermont Census Tract #4
- Down Town Census Tract #5
- College Hill Census Tract #6
- Dearington Census Tract #6
- Garland Hill Census Tract #6
- Tinbridge Hill Census Tract #6
- Miller Park Census Tract #7
- Diamond Hill Census Tract #11
- White Rock Hill Census Tract #19 (formally 12&13)
- Fairview Heights Census Tract #19 (formally 12&13)
- Seminary Hill Census Tract #19 (formally 12&13)
- Tyreeanna Census Tract #19 (formally 12&13)
- Winston Ridge Census Tract #19 (formally 12&13)



Fair Housing

What Housing Is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

What Is Prohibited?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap: ***In Addition:*** It is illegal for anyone to: Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Contact:

Virginia Fair Housing Office 1-888-551-3247

"CITIZENS FIRST" INFO CENTER
434-856-CITY
M-F, 8:30 AM - 5 PM 434-856-2489

Property Owners by Law are Required to Maintain Rental Building Standards or be Subject to Criminal Charges and Fines

Property owners are required to properly maintain the exterior and interior of each rental dwelling unit based on minimum habitable living standards. The provisions of the USBC prescribe compliance of building maintenance and repair regulations of

existing structures and equipment.

The requirements for compliance are outlined in Part III, Virginia Maintenance Code of the Virginia Uniform Statewide Building Code (USBC), Maintenance of Existing Structures, Part IV USBC, Technical Amendments, and Chapters 3 through 7 of the International Property Maintenance Code as adopted by the Virginia Department of Housing and Community Development.

City Code Chapter 11 (Building) Article III. Residential Rental Dwelling Units Inspections

LYNCHBURG CITY WEBSITE for CODE

City Website Click on the Business Tab—Scroll down to City Code, click link Or type link below in URL bar

www.lynchburgva.gov/chapter-11-buildings

Sections as follows are applicable by law: Sec. 11-161 (purpose and intent), 11-162(f) (definitions), 11-163 (designation of rental inspection districts), 11-165 (notification by owners of dwelling unit to locality), 11-166 (inspections of residential rental dwelling units), 11-167 (inspection fees), 11-168 (entry), 11-170 (violations), 11-171 (enforcement).

City Code Sec. 11-170**. Violations**.
(a) It shall be unlawful for any owner or managing agent to fail to comply with the requirements contained in this article and to fail to comply with the provisions of the uniform statewide building code.

INSPECTION CHECKLIST

Exterior

Historical Districts may have specific requirements for exterior repairs/installation.

This checklist does not provide all applicable codes required to meet the minimal standards. For full codes see Lynchburg City website link listed under City Code within this document.

2009 Virginia Maintenance Code

http://www.ecodes.biz/ecodes_support/free_resourcesvirginia/2009/09maintenance/09maint_main.html

Online Property Maintenance Checklist
www.lynchburgva.gov/property-maintenance

INSPECTION CHECKLIST
Exterior and Interior

Owners are not to wait for a written violation report from the City to abate observed verbal violation during a physical inspection. Owner held responsible for failure to correct any known or observed violations.

General Responsibility. The owner of the premises shall maintain the structures and exterior property. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of the code. Occupants of a dwelling unit, rooming unit are responsible for keeping that part of the dwelling unit, rooming unit or premises which they occupy and control clean, sanitary and in safe condition. **Unsafe structures are**: Dangerous to life and health; doesn't protect or warn occupants in the event of fire; collapse of the structure is possible. **Unsafe equipment are:** Heating equipment, elevators, wiring, or flammable liquid containers, equipment in such a condition that present a hazard to life, health, property, and safety.

Structures are Unfit for Human Occupancy when: In disrepair, lacking maintenance, unsanitary and or contains filth or contamination, vermin infested, lacks ventilation, illumination, lack of water supply, or electric.

Structures are considered an Unlawful structure if: Structure was erected or altered illegally (without trades permits or inspections); Overcrowding situation of more occupants permitted by law. **Note:** Utilities are required to be active during Rental Inspection in order to observe possible inoperative fixtures, equipment, electrical/plumbing system hazards or leaks.

Exterior

Building exterior is in good repair, structurally sound, and sanitary. Including fascia boards, columns, porches, rails, decks. All wood /metal surfaces shall be free from, holes, deterioration, rot, peeling paint or missing components. ***Grading and drainage*** – No erosion or standing water in the yard. ***Gutters and downspouts*** are in good condition. Water from downspouts discharges away from the structure. ***Sidewalks and driveways*** are in proper repair and free of hazardous conditions. ***Exterior walls*** are weatherproof and coated with a protective treatment (paint, stain, intact siding), with no peeling or chipped paint, and metal surfaces are not rusted. Joints in building material, including mortar joints, are watertight. Exterior walls are free of holes, breaks, and loose or rotting material. ***House number*** is legible from the street, with a minimum 4-inch letter height and ½-inch stroke width. ***Foundation walls*** are plumb and free from cracks and breaks, without holes to allow entry of rodents or water. ***Exterior stairs, deck, porch, and balcony*** are structurally sound, properly anchored, are free from tripping hazards, and able to support the required load. ***Handrails and guardrails*** required with steps with more than 4 risers/ steps. Guardrails required when from standing surfaces/ porch/deck or landing is more than 30 inches from ground level (No more than a 4" spacing between rails/ balusters). ***Windows, door frames, and skylights*** are in good repair and weather tight. No broken glass. Screens must be provided. ***Security-*** Doors, windows, and hatchways are secure and lockable. ***Exterior Doors*** are in good sound condition; provide proper and safe egress/exits. No double keyed deadbolt (turn knob latch for interior).

Interior

Interior of building is in good repair, structurally sound, and sanitary. Interior structural members are sound and can support the required loads. ***Interior surfaces*** are clean and sanitary, with no peeling or chipping paint, no cracked plaster, or decayed wood.

Interior cont.

Interior stairs and walking surfaces are in sound condition; handrails and guardrails are in good repair, well-fastened, and support the load. ***Interior doors*** fit reasonably well, is properly secured, opens freely, knobs and hardware are properly installed. ***Emergency egress/exits -*** Pathways shall be free from obstacles or tripping hazards. Doors and windows shall be operable without special tools, keys, double keyed dead bolt, hasps, or special knowledge. ***Smoke alarms/ detectors*** are installed in Each bedroom/sleeping area, hall outside bedrooms, along with one on each level including attics, basements and crawlspaces with electrical/mechanical devices. ***Clothes dryer vent*** -exhausts to exterior**.** **Infestations-** All interior areas shall be free of structural infestations from Insects, roaches/ nuisance pests, and rodents. ***Rubbish and garbage*** - No accumulation; a disposal container is available. ***Ventilation -*** Windows are in good condition, properly opens and able to stay in place. Bathroom with no window must provide a mechanical exhaust vent properly vented to exterior. ***Light*** – habitable room has natural light (windows) equal to 8 percent of the floor area. ***Plumbing*** –All kitchen sinks, bathtubs, laundry, shall be supplied with tempered hot/cold running water free of plumbing hazards. ***Fixtures*** (sinks, toilets, tubs, vanities, etc.) are properly supplied, secured and connected to wall/floor, in working order without deterioration, loose or unsanitary caulk, leaks, no holes under sink, loose toilet, and have adequate clearances. ***Electrical*** – 60-amp service minimum; two Receptacles per habitable space; GFCI-protected receptacle in each bath-room, kitchen near water source, and any area where water may cause an electrical hazard.

NOTE: *All Repairs and Installation of materials/items are required per code and in a workman like manner*.