Multi-Family Inspection Program

Presented By:
Antonio Cambero, Building Inspector
* Cindy Turlington - Senior Building Inspector
* Antonio Cambero - Building Inspector (Spanish Speaking)
* Angie Garcia - Administrative Clerk II (Spanish Speaking)
* Ryan Pursley - Chief Building Official
* Apartments with 4 units or more.

* Does not include condos, hotels, motels, or single-family homes

* Does not include apartment within 5 years of construction
Every unit inspected every two years
Every property inspected every year
About 400 properties and 10,000 units

In addition:
Inspections when we receive complaints of substandard conditions
Process complaints for bed bugs
What We Look For...

Fire, health and safety hazards

* Broken windows
* Broken water heater, stove or furnace
* Broken smoke alarms
* Broken electrical outlets
* Broken toilets, sinks or showers
* Rotting wood
* Leaks
* Infestation
Examples...

Mold

Yes

No
Examples...

Electrical Outlets

Yes

No

[Images of electrical outlets, one with wear and the other clean]
Examples...

Infestation

Yes

No

8
Examples...

Smoke alarms

Yes

No

[Images of smoke detectors on ceilings and walls]
Examples...

Before

After
Examples...

Before

After
Examples...

Before

After
Other Issues...

* Rent issues - Echo
* Eviction - Bay Area Legal Aid
* Immigration
* Gas leak - PG&E
* Vandalism - Police Department - Graffiti Hotline
* Carpet, blinds, paint
Tenant Complaint Process

How to...

* **Contact Owner first** *(Give 10 days to repair unless dangerous)*

* File complaint *(can’t be anonymous)*
  * Email form from website
  * Concord Connect
  * Fill out forms in permit center
  * Call
* City opens a case
* Inspections within 24-48 hours
* Must provide access to unit (adult must be present if minor is present)
* Notice of Violation to owner (10 days to repair)
* After repair, Re-inspection
* Close case
City Process
Bed bug

* City opens a case
* Notification letter to owner within 24-48 hours (10 days to treat)
* Follow up with owner - require report from pest control or owner self treatment (which units are checked/treated)
* Close case
*www.cityofconcord.org/MFIP
* Program changes are a result of voicing needs to City Council
* We encourage participation in the program
* Work with owners
* Please call with any questions
Questions

Contact Information

* Phone: 925-671-3408
* Email: MFIP@cityofconcord.org
* www.cityofconcord.org/MFIP