

Multifamily Rental Housing Field Inspections

Data: March 2024

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What's The Purpose Of An MRH Ordinance?

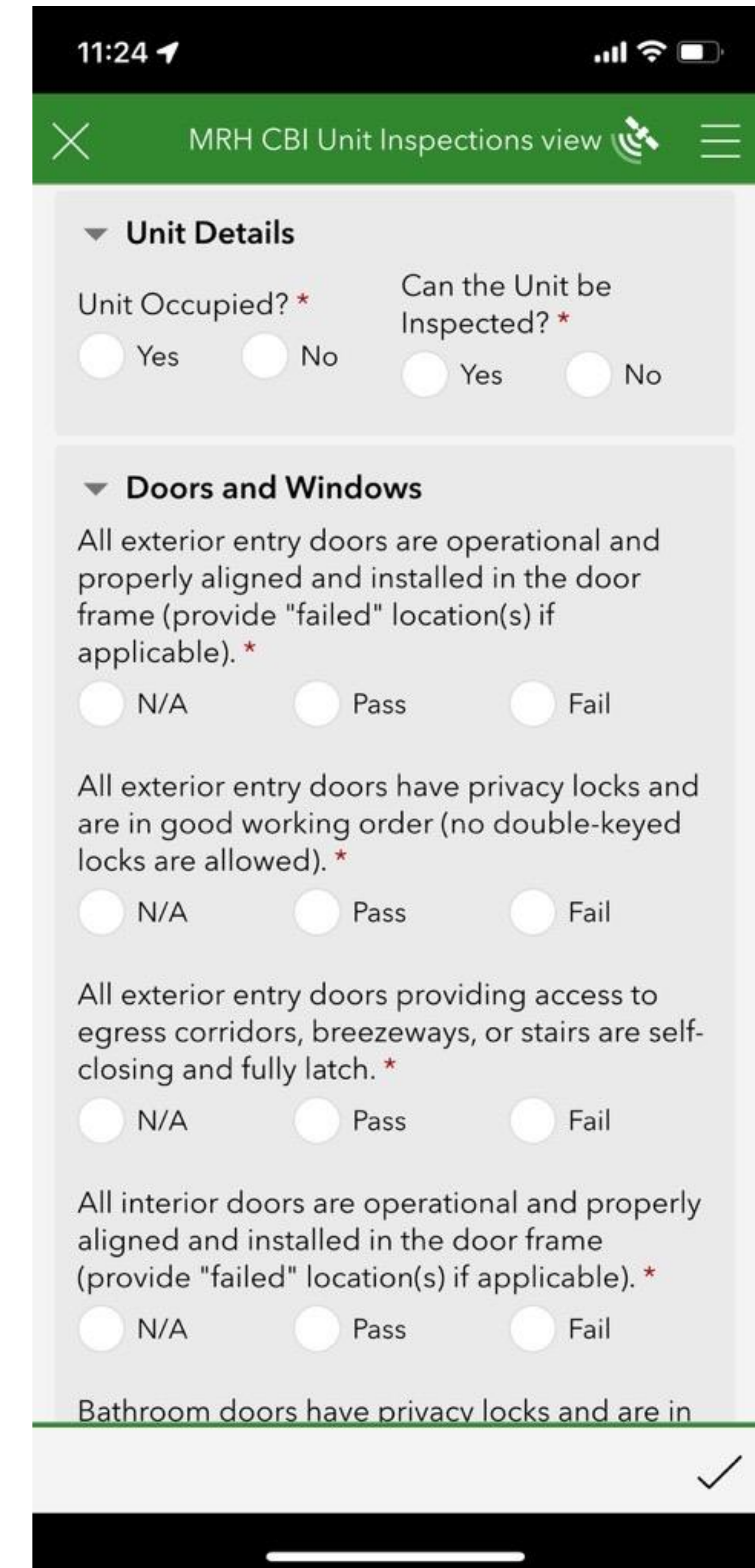
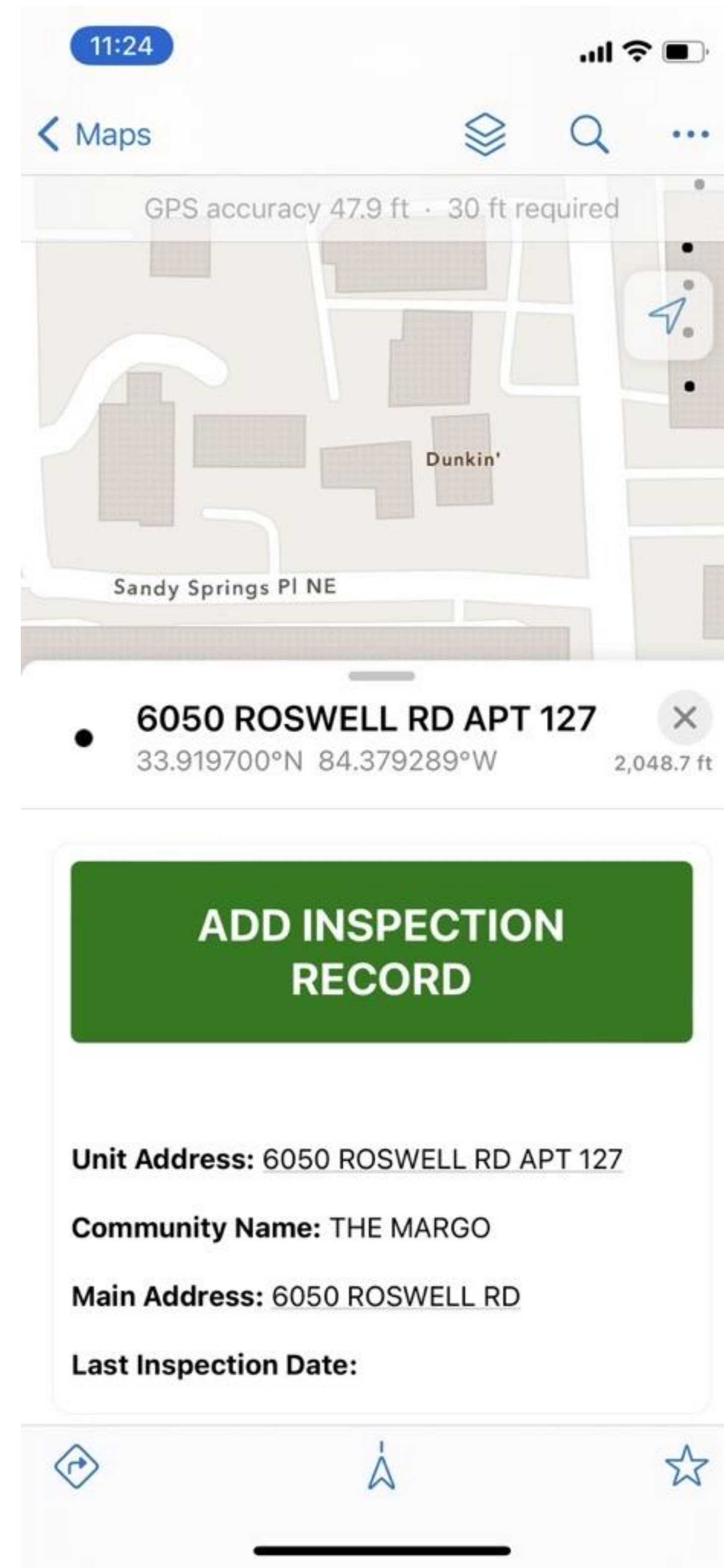
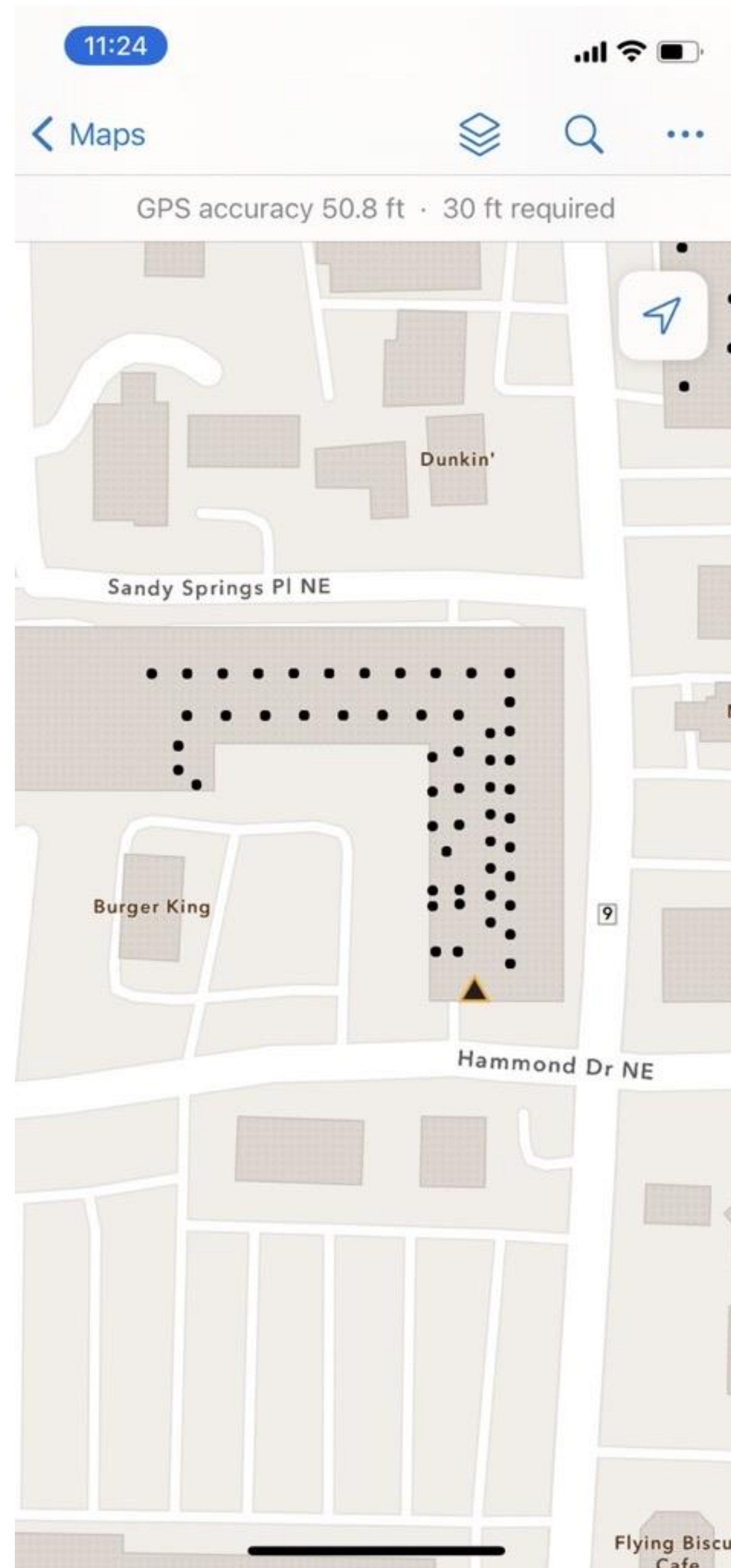
- The purpose of the MRH Ordinance:
 - **To ensure** structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion, and other hazards
 - **To provide a reasonable level of safety to firefighters and emergency responders** during emergency operations



From this ...

InspectText	Group
All <u>exterior entry doors are operational</u> and properly aligned and installed in the door frame (Provide "failed" location(s) if applicable).	Doors / Windows
All <u>exterior entry doors have privacy locks</u> and are in good working order (<u>Note</u> : No double-keyed locks are allowed).	Doors / Windows
All <u>exterior entry doors providing access to egress corridors, breezeways, or stairs are self-closing and fully latch</u> .	Doors / Windows
All <u>interior doors are operational</u> and properly aligned and installed in the door frame (Provide "failed" location(s) if applicable).	Doors / Windows
Bathroom doors have privacy locks and are in good working order (<u>Note</u> : No double-keyed locks are allowed).	Doors / Windows
All bedrooms have windows that are operable.	Doors / Windows
All windows shall be in good condition with no cracks, broken seals, or holes.	Doors / Windows
Exterior <u>balconies, decks, and/or porches are structurally sound</u> and maintained in good condition (i.e., properly secured, no evidence of wood rotting, etc.).	Balcony / Deck / Porch
All <u>guardrails</u> , located on exterior balconies, decks, and/or porches <u>are a minimum height of 36"</u> and are maintained in good condition (i.e., properly secured, no evidence of rust, wood rotting, etc.).	Balcony / Deck / Porch
<u>No open-flame cooking devices</u> (i.e., grills, turkey fryers, etc.) are located on the balcony. <u>Exception</u> : Grills are only allowed on balconies that are sprinklered and are made of non-combustible materials on all surfaces (unless not allowed by property management).	Balcony / Deck / Porch
All <u>stairs and landings are structurally sound</u> and maintained in good condition.	Structural
All <u>stairs and landings have a continuous and graspable handrail</u> that is properly secured to the wall and/or structure. <u>Note</u> : Handrail only required on 4 or more risers.	Structural
<u>Interior floors and ceilings are level</u> and in good condition (check to make sure there are no sags, humps, or cracks).	Structural
<u>Interior walls are plumb</u> and are in good condition (check to make sure there are no cracks in the finishes).	Structural
There is <u>no evidence of insects and/or rodents</u> observed. (<u>Note</u> : extermination is required prior to re-leasing a vacant unit)	Environmental
There is <u>no presence of mold or mildew</u> inside the unit.	Environmental
There is <u>no evidence of water staining</u> on the unit's ceilings, walls, and/or floors.	Environmental
<u>Smoke detector</u> located in all sleeping rooms.	Life Safety
<u>Smoke detector</u> located on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.	Life Safety
<u>Smoke detectors are less than 10 years old</u> (Enter the expiration date in the required action).	Life Safety
All existing <u>smoke detectors are operational</u> (press the test button).	Life Safety
All existing <u>smoke detectors are interconnected</u> so that the activation of one alarm will activate all alarms. <u>Note 1</u> : Smoke detectors are required to be interconnected once they expire and are replaced.	Life Safety
<u>Carbon monoxide detector installed</u> (only required for fuel gas appliances such as stove, furnace, water heater, fireplace, etc.)	Life Safety
Carbon monoxide detectors are operational (press the test button).	Life Safety

To This ...



Conclusion

Inspectors record unit details in the field.

Pictures are stored with the unit.

Community Development sees the inspection results real-time.

Easy to communicate data with stakeholders.

The screenshot shows a mobile application interface for "MRH CBI Unit Inspections view". The status bar at the top indicates the time is 11:24 and shows signal, Wi-Fi, and battery icons. The app header is green with a close button (X), the title "MRH CBI Unit Inspections view", a refresh icon, and a menu icon (three lines). The main content area is a light gray form with several sections:

- Unit Details**: Contains two questions with radio button options:
 - "Unit Occupied?*" with options "Yes" and "No".
 - "Can the Unit be Inspected?*" with options "Yes" and "No".
- Doors and Windows**: Contains three paragraphs of text, each followed by radio button options:
 - Paragraph 1: "All exterior entry doors are operational and properly aligned and installed in the door frame (provide 'failed' location(s) if applicable).*" with options "N/A", "Pass", and "Fail".
 - Paragraph 2: "All exterior entry doors have privacy locks and are in good working order (no double-keyed locks are allowed).*" with options "N/A", "Pass", and "Fail".
 - Paragraph 3: "All exterior entry doors providing access to egress corridors, breezeways, or stairs are self-closing and fully latch.*" with options "N/A", "Pass", and "Fail".
 - Paragraph 4: "All interior doors are operational and properly aligned and installed in the door frame (provide 'failed' location(s) if applicable).*" with options "N/A", "Pass", and "Fail".
- Bottom section: "Bathroom doors have privacy locks and are in" (partially visible).

A checkmark icon is visible in the bottom right corner of the form area, and a black home indicator bar is at the very bottom.

Thank you