

Duplex Inspection Program

Implemented September 1, 2008



Code Compliance Division of Code Compliance Services

Program Purpose

- Grow safe, strong neighborhoods
- Increase aggressive code enforcement
- Reinvigorate neighborhoods
- Encourage responsible property ownership and maintenance

Program Incentives

■ FEE EXEMPTION

- First program year
- Voluntary registration prior to 7/1/08
- Via web, mail, in person

■ PERFORMANCE INCENTIVES

- Pass initial exterior only inspection
- Avoid interior inspections

Initial Inspection Protocol

- Unclean premise; outside storage; stagnant water; trash out too early
 - (10 points)
- High grass on property; unmanaged landscaping
 - (10 points)
- Junked, oversized, commercial or nuisance vehicle on property
 - (10 points)
- Parking in the yard
 - (10 points)
- Dilapidated fence
 - (10 points)
- Ineffective weatherproofing (needs painting- rotted wood- broken windows)
 - (10 points)
- Deteriorated roof coverings, missing shingles
 - (10 points)
- Open and unsecured vacant structure
 - (15 points)
- Other blight or life safety exterior issues for example: pool violations (gate; fence construction; water clarity; lack of water circulation); vehicle on jack-stands; electrical violations; graffiti
 - (15 points)

Scoring will be on 100 point value system; above 70 is passing

70 or below is failing

Examples of exterior violations



10 points



10 points



10 points

Examples of exterior violations



Examples of exterior violations



Examples of exterior violations



15 points



15 points



15 points

Program Guidelines

- Properties with exterior or nuisance violations at time of inspection which score 70 or below will receive an interior inspection
 - Inspector will contact property owner and advise them that they failed the exterior inspection and will arrange for an interior inspection with the property owner or manager
- Properties with chronic, egregious code violations may be forwarded to the Nuisance Abatement Team for review

Rumor Control

- No certificate of occupancy inspection or issuance
- No “holding of utilities” by the City before occupancy
- Property manager is NOT required to get a City inspection between tenants
- City will continue to respond to property condition complaints

Expected Outcomes

- Better Communication
 - Owners, Managers, Tenants, City
- Cooperative Partnership
 - Fair and established program & protocols
 - Expansion of the “Community Policing” model
- Increased Neighborhood Integrity
 - Enhanced property values
 - Reduced visual blight
 - Improved housing quality
 - Foster engaged citizenry

Questions/Comments

Email: duplex@arlingtontx.gov