

Code Enforcement Multiple Housing Webinar: Inspections During COVID-19

November 2, 2020



*Planning, Building and
Code Enforcement*

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Rosalynn Hughey, PBCE Director

Rachel Roberts, Code Deputy Director

Rita Tabaldo, Acting Division Manger, Multiple Housing

Oscar Carrillo, Acting Division Manager, Community Code Services



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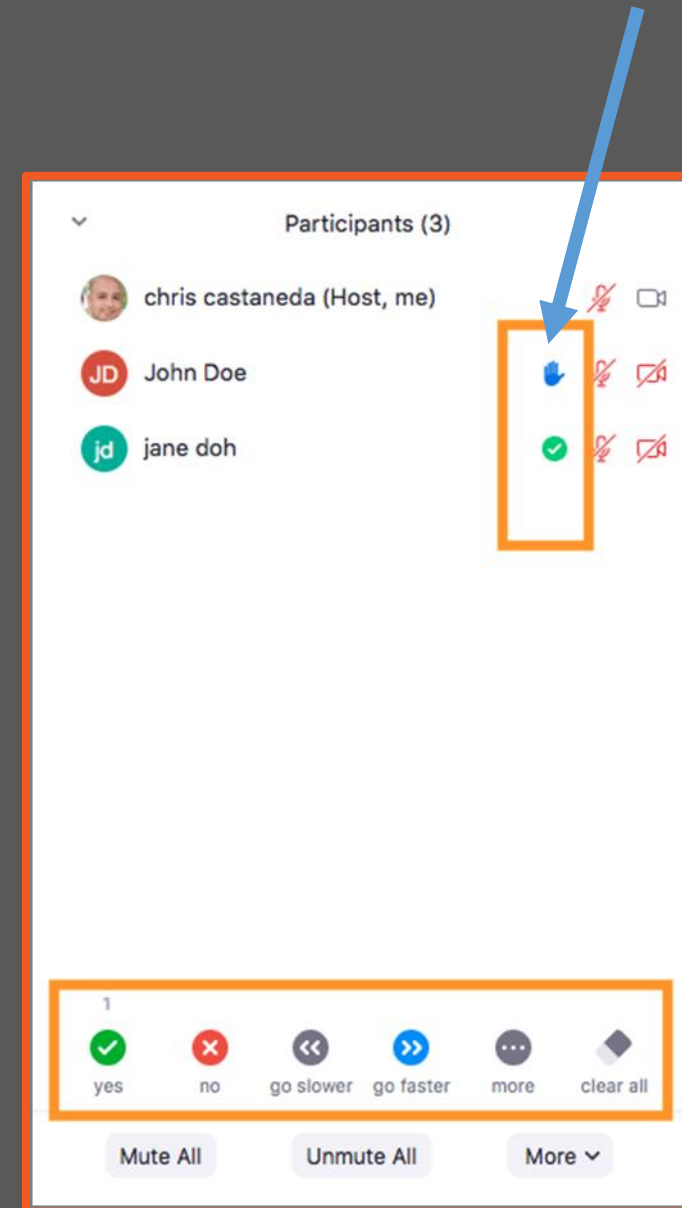
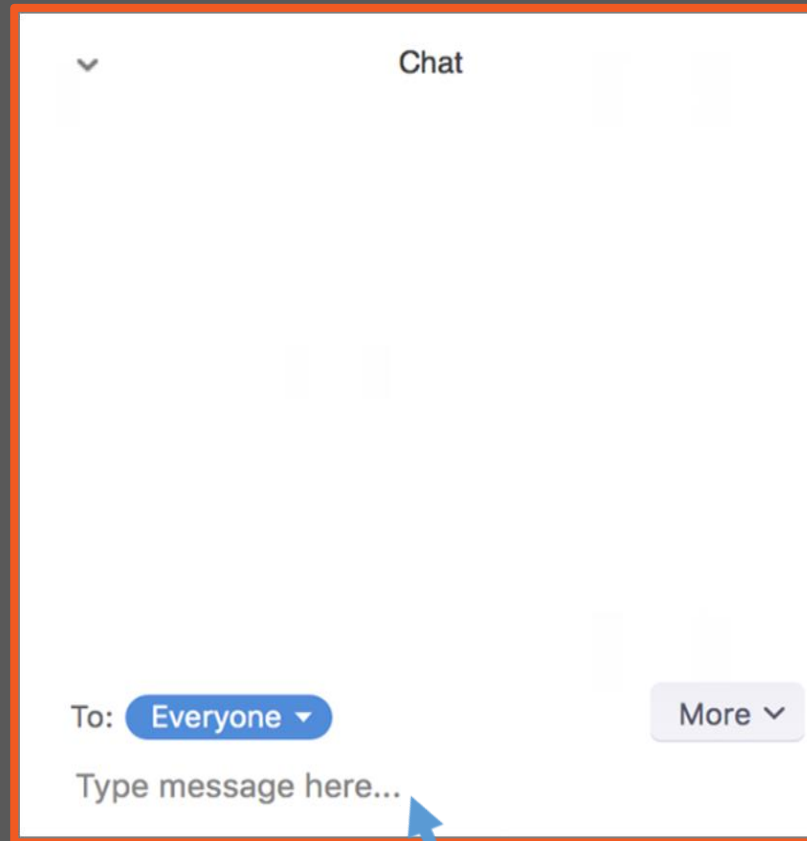
Code Enforcement Multiple Housing (MH) Webinar: Inspections During COVID-19

- Welcome- *Rosalynn Hughey, PBCE Director*
- Status of City and Code Services- *Rachel Roberts, Deputy Director*
- Safety Protocols and Procedures, *Oscar Carrillo, Acting Div. Manager*
- Plan to conduct MH Complaint and Routine Inspections, *Rita Tabaldo, Acting Div. Manager*
- Questions and Feedback

Housekeeping


➤ Feedback/Questions

- Use Chat Function
- Use the Raise Hand function in the Participant Panel or
- Use *9 to Raise hand and *6 to unmute if you are using your phone.
- Two (2) minutes per speaker



Status of City Services

- City is now in Stage 8 of the City's Recovery Plan (*State's Orange Tier/Tier 3*)
- City Recovery Plan is in alignment with the State's "Blueprint for a Safe Economy"

Tier 2 – Substantial	Tier 3 – Moderate	Tier 4 – Minimal	-
Stage 7 Expanded Reopening No Vaccine	Stage 8 Substantial Reopening No Vaccine	Stage 9 Near Full Reopening No / Initial Vaccine	Stage 10 Move to New Normal Vaccine Scaling
Progressively decreased restrictions allow further resumption of City operations, with non-essential indoor activities still mostly closed.	Further easing of restrictions and expansion of operations, resulting in closer to normal conditions, with some non-essential indoor activities open with modifications.	Easing of restrictions to greatest extent possible without a vaccine, return to modified normalcy where most indoor activities are open with modifications.	City adjusts to new normal, monitoring vaccine effectiveness and conducting iterative planning for the next pandemic.
 WE ARE HERE			

Status of Code Services

March 17
County Shelter in
Place Order

- Ceased all Code inspections except for emergency cases
- Staff worked remotely March 18-September 28

August-September:

- Benchmarking with other Municipalities
- Development of Code of Safe Practices (COSPs) and Safety Procedures
- Staff Training- COSPs, Procedures, and PPE

September 28

- Resumed exterior and limited interior inspections

Today

- All exterior and interior inspections have resumed with exception of MH Complaints and Routine Inspections

Safety Protocols and Procedures for Inspections

- Code of Safe Practices (COSPs)- Hierarchy of Controls
- Health Screenings, PPE, Social Distancing
- Staff and Customer expectations- One point of contact, Contact Tracing Log
- Remote Video (Virtual) Inspections

REQUIRED PRECAUTIONARY MEASURES DURING AN INSPECTION
FOR YOUR SAFETY AND OURS

 **No Face Covering – No Inspection**
All people present during an inspection MUST wear a face covering. If anyone refuses to wear a facial covering during inspection, then the inspector will not conduct the inspection.

 **No Social Distancing – No Inspection**
During the inspection, everyone MUST maintain at least a 6-foot distance from the inspector. Failure to maintain distance may cause the inspector to end the inspection.

 **More than 3 adults – No Inspection**
No more than 3 adults, including the inspector, are allowed in the apartment unit during the inspection. Others may either isolate themselves in other parts of the unit or leave the unit. If there are more than 3 adults present, the inspector will not conduct the inspection.

 **No Fresh Air/Ventilation – No Inspection**
Make sure the unit is well ventilated immediately before and during the inspection. Please open as many windows/doors as possible, otherwise, the inspector will not conduct the inspection.

 **Sick/Appear to be Sick – No Inspection**
If anyone present during the inspection is quarantined, ill, or appear to be ill, the inspector will not conduct the inspection.

Plan to Conduct MH Complaint and Routine Inspections

➤ *September*

- Staff Training- COSPs, Procedures, and PPE

➤ *October*

- Remote Video (Virtual) Pilot Program- Complaints and Compliance Inspections/Re-inspections

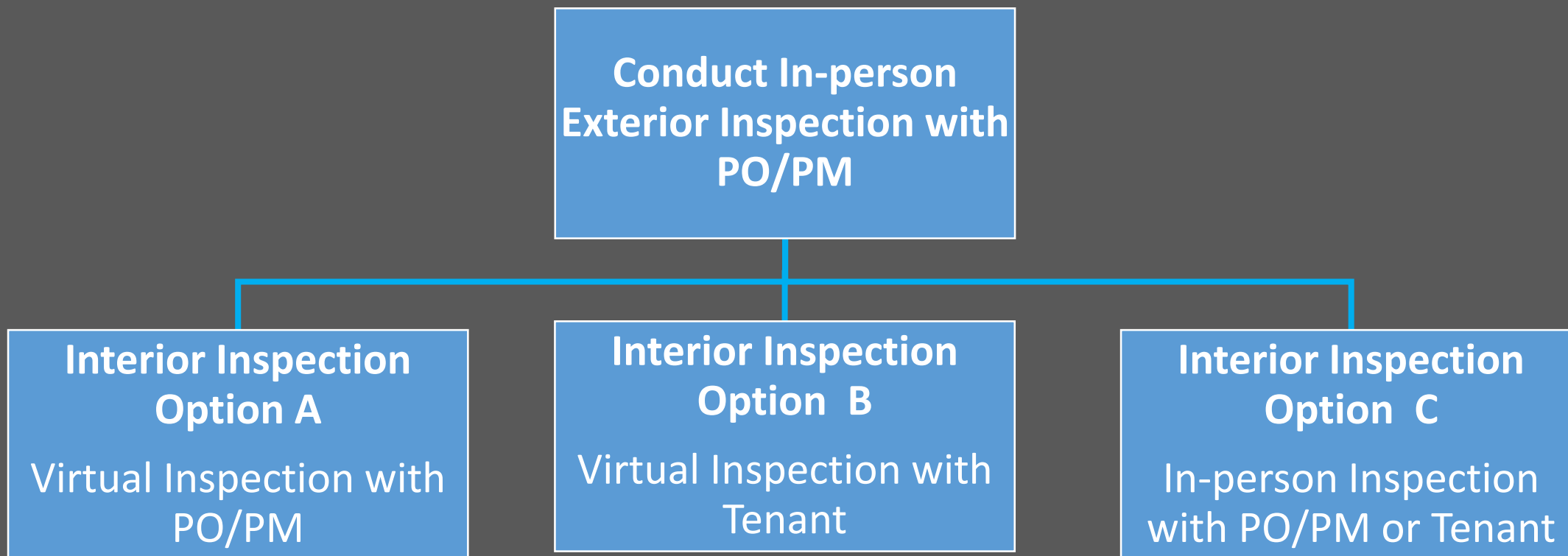
➤ *November*

- Remote Video (Virtual) Pilot Program MH Routine Inspections
- Staff Training-Remote Video (Virtual) Inspections
- Begin Scheduling MH Routine Inspections

➤ *December*

- Begin conducting In-person or Remote Video (Virtual) MH Complaint and Compliance Inspections/Re-inspections
- Begin Conducting MH In-person or Remote Video (Virtual) Routine Inspections

Options to Conduct MH Routine Inspections



Note:

- *Inspection option utilized for each building can be a mixture of the above.*
- *Point of contact/coordination will continue to be Property Owner/Manager*

Questions/Feedback/Concerns

- Concerns about interior or exterior Inspections?
- Feedback on remote video (virtual) inspections/options available for Routine Inspections?
- How has COVID19 impacted your ability to manage your property?
 - What changes have you implemented?
 - Have you been able to conduct maintenance and make repairs?
 - Have you had any feedback/concerns from Tenants?

Questions/Feedback/Concerns

MHProgram@sanjoseca.gov

Code Supervisor
Rick Arnaiz
408-535-7770

Contact Us

<https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/code-enforcement/multiple-housing-inspection-program>

ARO@sanjoseca.gov