



# City of San Jose Code Enforcement

Neighborhood Services Commission

June 8, 2022

Presenter: Joseph Hatfield, Code Supervisor



*Planning, Building and  
Code Enforcement*

# Our Mission

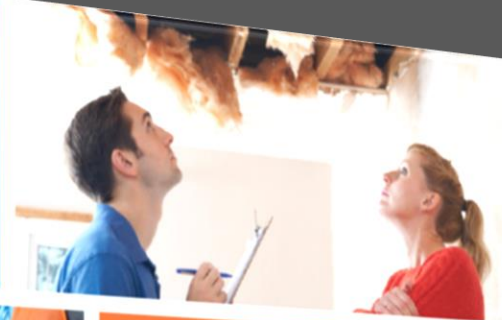
An aerial photograph of a city skyline, likely Los Angeles, with mountains in the background. The image is used as a background for the text. The top of the image has a decorative bar with blue, orange, and grey segments.

*Use education and enforcement to facilitate compliance with municipal codes that are designed to maintain safe, healthy buildings and communities*

# Division Priorities

## Safety

La seguridad  
An Toàn



## Working together

Trabajando juntos  
Cộng tác



## Quality of life

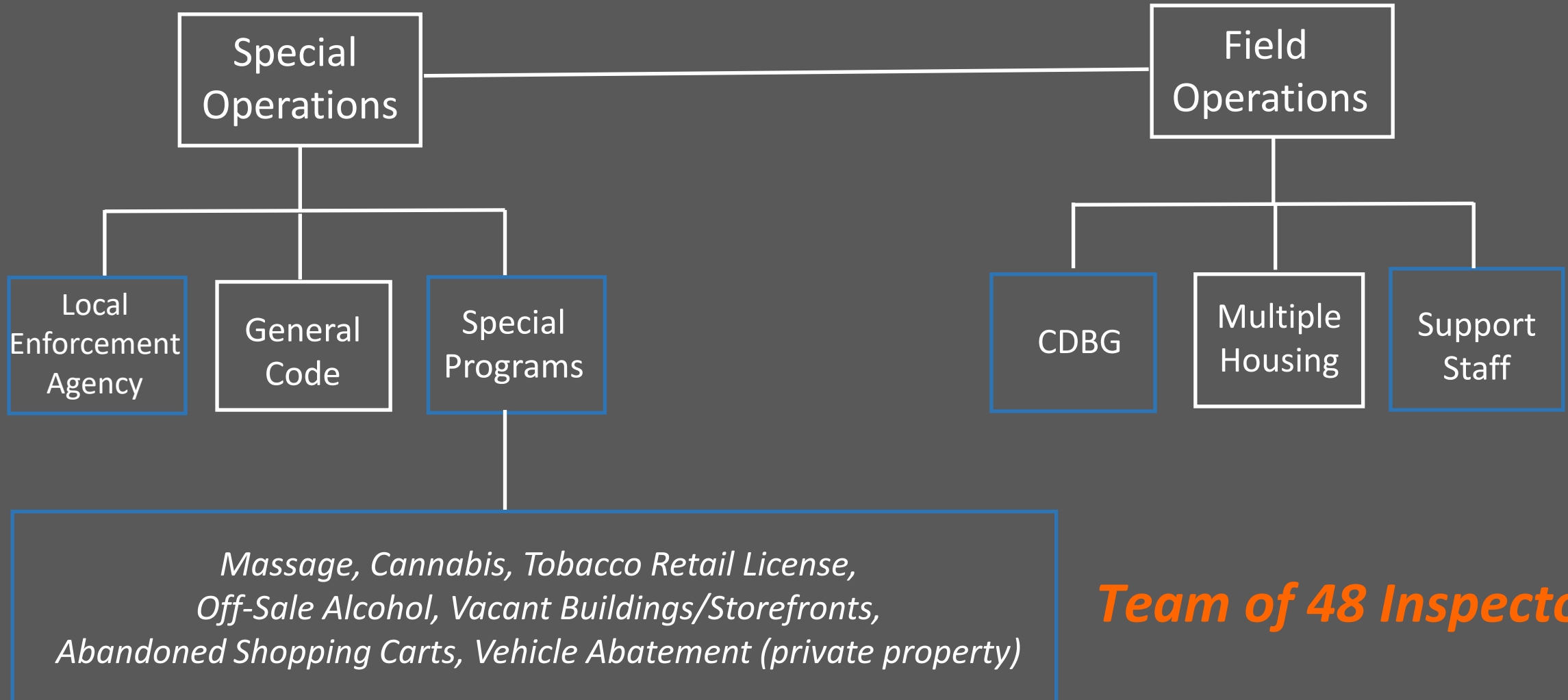
Calidad de vida  
Chất lượng cuộc sống



- Safety:
  - Respond to life-safety complaints within 24-72 hours
  - Building, Substandard Housing, Vacant Buildings, etc.
- Quality of Life:
  - Work with property owners and community to address blight issues
  - Graffiti, solid waste, overgrown vegetation, etc.
- Working Together:
  - Collaboration & Problem Solving with internal and external stakeholders
  - Outreach and Education
  - Community Driven

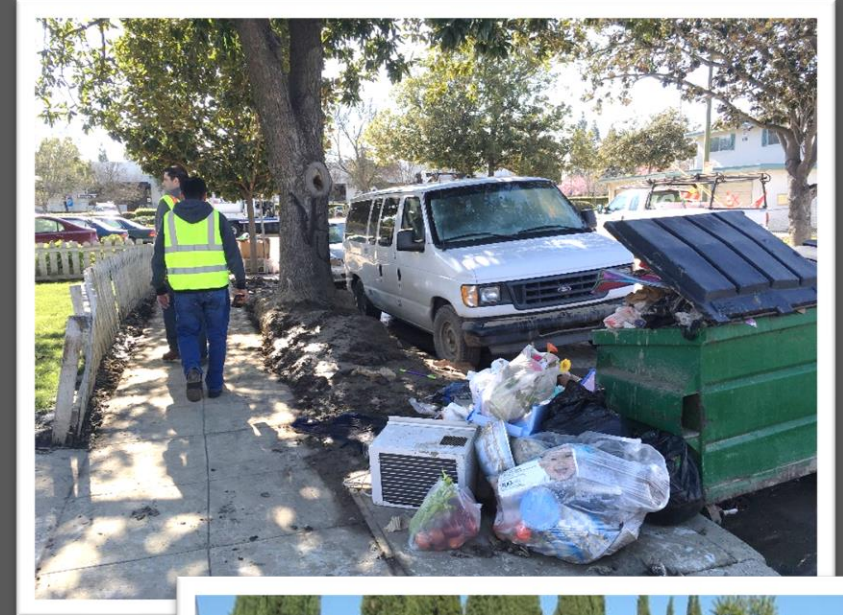
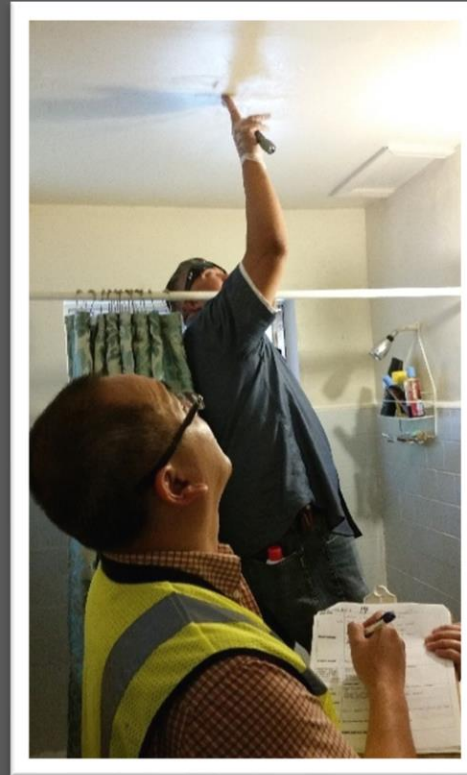


# Code Enforcement Overview

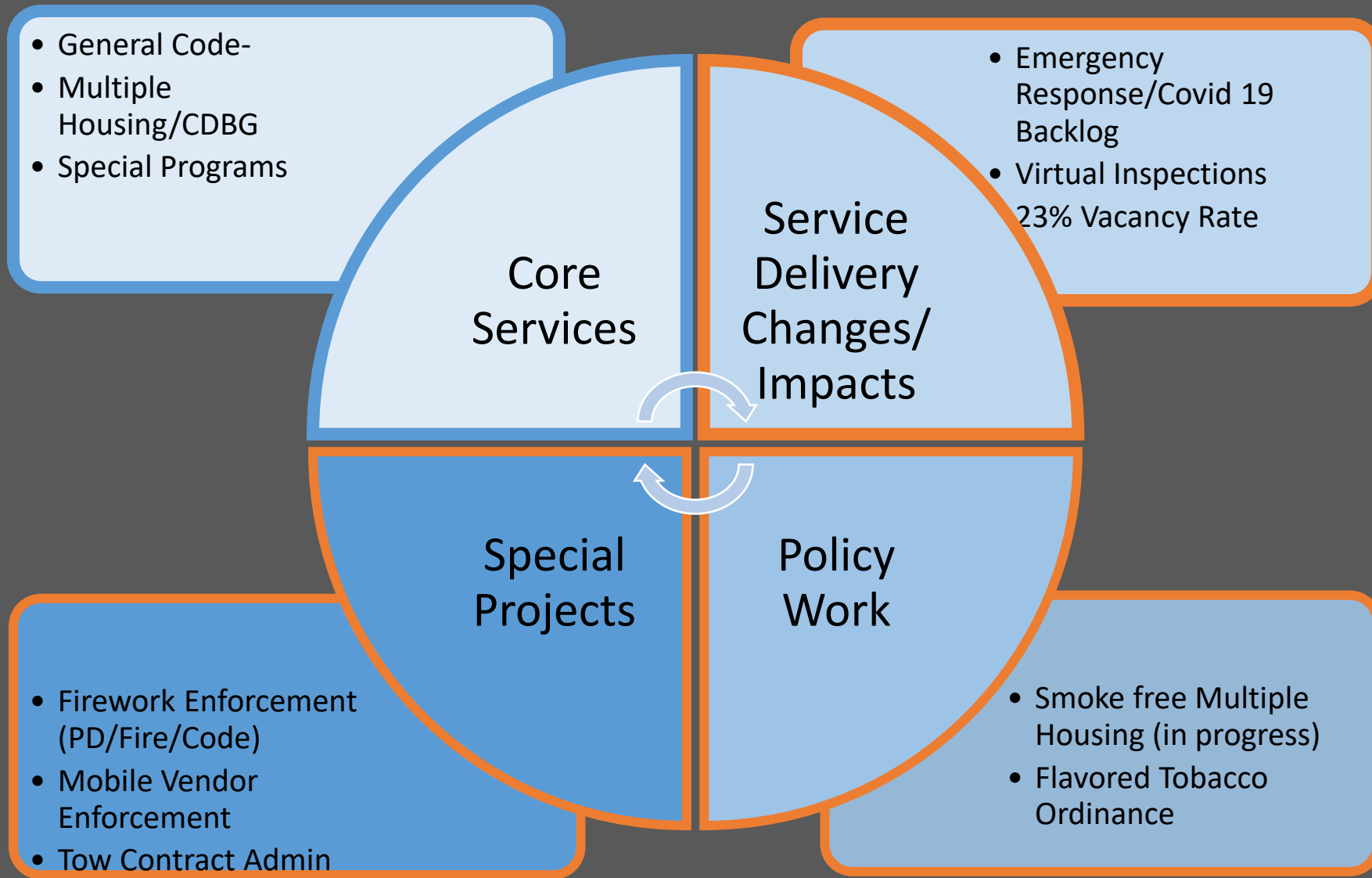


# Code Enforcement Overview

- 48 Inspectors (across all programs)
- We work citywide
- We investigate/enforce:
  - Blight, Substandard Housing, Building, Zoning, Health & Safety, and other Quality of Life Matters
- Assist other City departments
- Conduct community outreach
- Emergency Response



# Code Enforcement Key Efforts



# Code Enforcement Inspection

## Complaint Based Inspection

- General Code
  - Residential, Commercial, Industrial, and Vacant Private Property
- Current caseload= 3,700+ cases

## Proactive Inspection

- Multiple Housing and CDBG
  - Apartments, SROs, Hotels/Motels
  - Tier based inspections (3, 5, or 6-year cycles)
- 103k units, 6,700+ buildings

## Proactive Inspection-Special Programs

- Tobacco Retail License
- Off Sale Alcohol
- Massage
- Cannabis
- Abandoned Shopping carts
- Vehicle Abatement
- Vacant Buildings
- Building Code Compliance



# Code Enforcement Case Priority

- **Emergency**
  - Imminently hazardous housing or building conditions
  - Unsecured swimming pools or refrigerators
  - Vacant unsecured buildings
- **Priority**
  - Substandard housing
  - Construction in progress without permits
  - Hazardous conditions
- **Routine**
  - Blight
  - Zoning
  - Non-urgent or transitory violations



# Code Enforcement Tools

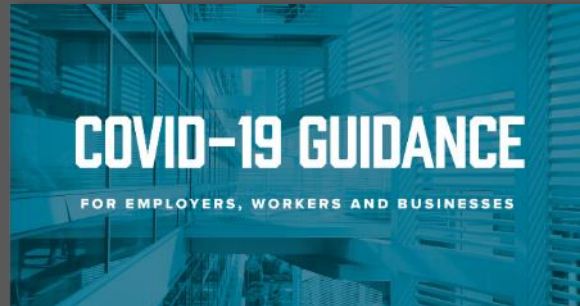
- Warnings
  - Pre-citation warning notice
  - Inspection Notice
- Citations
  - Escalating penalties for repeat violations
  - Right to appeal
- Compliance Orders
  - Appeals Hearing Board
- Abatements
- Legal Remedies (Injunctions, nuisance, warrants, receiverships)



# Before and After Example of our Work



# Emergency Operations Center (EOC) Redeployments



# State of Code Enforcement

- Covid-19 Impacts:
  - Summary abatements
  - Emergency Complaints
  - Exterior and Priority Interior Inspections
  - Virtual Inspections
- Backlog:
  - Limited Services
  - Staffing Challenges
    - Retirements/ Left City Employment
    - EOC Redeployments
    - Continuous Recruitment
- 3757 Open Cases:
  - 209 Blight
  - 258 Health and Safety
  - 1837 Building violations
  - 649 Substandard Housing
- Resources:
  - 15 General Code positions
    - 10 Active full-time Inspectors
      - 4 Recently hired
    - 5 Vacancies
  - 1 Retire rehire
  - 3 Special program inspectors assisting

Questions?