



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods Committee
FROM: Jack Pack, DCD Director
BY: Nora Gierloff, Deputy DCD Director and Kia Shagena, Code Enforcement Officer
CC: Mayor Ekberg
DATE: November 27, 2018
SUBJECT: Updated Residential Rental Inspector Requirements

ISSUE

Proposal to update the requirements at TMC 5.06 to provide more oversight of Residential Rental Licensing Program inspections conducted by non-city inspectors.

BACKGROUND

In addition to annual licensing, all approximately 4,000 rental housing units in the City must pass an inspection every 4 years, see Attachment C. Properties with up to 4 units may use a City inspector while all larger properties must use a private inspector who meets specific qualifications. The City may also inspect units in response to complaints at other times.

In 2017, the City was made aware of a series of insufficient and or incomplete rental inspection reports that were submitted to the City by a private non-city inspector. Since the discovery of this information, the inspector has been removed from the City's list of approved inspectors and has not inspected any additional units.

On October 9, 2018 the City received a complaint regarding a four-plex with a collapsed ceiling that was due to a prolonged roof leak. This property had been inspected by the offending inspector in October of 2017. The families were assisted in finding permanent housing and the property owner paid their relocation assistance.

The rental housing staff has reached out to property owners whose last inspection was performed by this inspector to offer a courtesy inspection by our inspection staff. Hopefully this will allow us to proactively identify any additional housing safety issues, see Attachment B.

DISCUSSION

During the October 23, 2018 Community Development and Neighborhoods Committee meeting the Committee requested staff bring forward proposed updates to the Residential Rental Licensing Program inspection requirements to help mitigate this type of issue in the future and provide the City additional recourse when addressing similar situations.

Staff proposes the addition of an audit provision to the code which allows the code official to reinspect units when the inspection report results are in question, see Attachment A. Additionally, staff recommends adding provisions that:

- 1) Inspectors may not have a financial interest in the properties they inspect; and
- 2) The City may revoke a rental license if an inspection checklist is submitted to the City that the owner or the inspector knew or should have known was false.

FINANCIAL IMPACT

The only direct costs would be staff time required to implement and enforce the audit and revocation provisions. This would include the staff time for required reinspections.

RECOMMENDATION

The Council is being asked to approve the ordinance and consider this item at the December 10th Committee of the Whole meeting with possible adoption at the Special Meeting that night.

ATTACHMENTS

- A. Draft Residential Rental Licensing Inspection Ordinance
- B. Rental Inspection Checklist
- C. Quadrant Map

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, MODIFYING THE STANDARDS FOR PRIVATE RESIDENTIAL RENTAL PROGRAM INSPECTORS; AMENDING ORDINANCE NOS. 2519 §3, 2459 §2, AND 2281 §1 (PART), AS CODIFIED AT TUKWILA MUNICIPAL CODE SECTION 5.06.050; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Tukwila's Residential Rental Business License and Inspection Program has been effective in improving the quality of the City's rental housing stock; and

WHEREAS, under this program all residential rental units are required to pass a safety inspection at least once every four years; and

WHEREAS, approximately 85 percent of these inspections are performed by private inspectors who meet specific certification requirements; and

WHEREAS, the City has determined that additional oversight of the private inspectors is desirable to protect the health and safety of Tukwila's renters;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. TMC Section 5.06.050 Amended. Ordinance Nos. 2519 §3, 2459 §2, and 2281 §1 (part), as codified at Tukwila Municipal Code Section 5.06.050, "Inspection Required," are hereby amended to read as follows:

5.06.050 Inspection Required

A. The property owner is responsible for obtaining an inspection of each rental unit and submitting the Inspection Checklist to the code official no later than September 30 of the year the Certificate of Compliance expires.

B. When a unit changes from owner occupancy to a rental, the inspection must occur before the unit is occupied by the tenant. An inspection is not required the year a Certificate of Occupancy is issued for a newly-constructed building, and thereafter the building will be inspected according to the quadrant in which it is located.

C. Owners of complexes with 5 or more units are required to utilize a non-City inspector ~~who~~. Owners of rental properties with fewer than 5 units may utilize a City inspector or a non-City inspector. Non-City inspectors must meet the qualifications defined herein, and who is be preapproved by the City, and may not have a financial interest in the property. ~~Owners of rental properties with fewer than 5 units may utilize a City inspector or a non-City inspector, as defined herein.~~ The City shall provide the Inspection Checklist to the owner with the application form.

D. The code official shall issue a Certificate of Compliance for rental units that comply with applicable laws based on a submitted Inspection Checklist. If using a non-City inspector, the owner shall be responsible for making the inspection arrangements with the non-City inspector.

E. The code official shall audit Inspection Checklists submitted by private inspectors and based on audit results may reinspect units on that property or inspected by that inspector.

F. Submittal of an Inspection Checklist that the owner knows or should have known is false may result in revocation of the residential rental business license and penalties defined in TMC Section 5.06.200.

G. An Inspector may be removed from the City's approved list for reasons including, but not limited to:

1. Submittal of an Inspection Checklist that the inspector knows or should have known is false.
2. Conviction for any crime that occurs in connection with an inspection.
3. Failure to hold a valid Tukwila business license.

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 3. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 4. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2018.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Rachel B. Turpin, City Attorney



RENTAL HOUSING LICENSING

File # RENT

PROGRAM: INSPECTION CHECKLIST

Final Inspection Score 0

PROPERTY OWNER INFORMATION	DWELLING TYPE:	RENTAL PROPERTY INFORMATION
Owner name:	<input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Single-family <input type="checkbox"/> Condominium <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartments w/ 5 or more units <input type="checkbox"/> Accessory Dwelling Unit	Rental Address:
Mailing address:	In this dwelling, number of:	Property Name:
	Bedrooms - Bathrooms -	Unit Number:

UNIT DOES NOT PASS IF INSPECTION RESULTS IN A TOTAL OF 25 OR MORE NON-COMPLIANCE POINTS

		COMPLIES WITH STANDARD?				COMMENTS
IPMC	A EXTERIOR PROPERTY	YES ✓	N/A ✓	NO ✓	N-C PTS	
302.1	Clean, safe & sanitary / no uncontained debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
302.2	No standing water or erosion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
302.3	Sidewalks/driveways free of hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
302.4	No weeds in excess of 12 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
302.5	No evidence of rodent harborage / vermin infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
302.7	Accessory structures in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
302.8	No junk vehicles/under repair outside garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
302.9	Free from graffiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
308	Approved garbage containers with tight fitting lids	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	

Section A - EXTERIOR PROPERTY
Total of Non-Compliance Points 0

IPMC	B SWIMMING POOLS, SPAS & HOT TUBS	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
303.1	Clean, sanitary, in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
303.2	Enclosure 60" high, with self-closing latch on gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	

Date of last public health inspection (multi-family complexes only):
Section B - SWIMMING POOLS, SPAS & HOT TUBS
Total of Non-Compliance Points 0

IPMC	C EXTERIOR STRUCTURE	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
304.2	Surfaces in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
304.3	Address numbers 4" tall & visible from street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
304.4	Structural members in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
304.5	Foundation walls in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
304.6	Exterior walls in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
304.7	Roof and drainage in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
304.8	Decorative features in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
304.9	Overhang extensions in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
304.10	Stairways, decks, porches, balconies in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	
304.11	Chimneys and towers in good repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2	
304.12	Handrails and guardrails firmly fastened	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	

Section C - EXTERIOR STRUCTURE
Total of Non-Compliance Points 0

COMPLIES WITH STANDARD?

IPMC	D DWELLING UNIT ENTRY	YES	N/A	NO	N-C	COMMENTS
		✓	✓	✓	PTS	
304.15	Exterior doors in good repair; deadbolt locks operable by knob; deadbolt throw not less than 1 inch	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
305.3	Windows and frames in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
<i>Section D – DWELLING UNIT ENTRY</i>						0
<i>Total of Non-Compliance Points</i>						

IPMC	E LIVING ROOM	YES	N/A	NO	N-C	COMMENTS
		✓	✓	✓	PTS	
305.3	Wall surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
504.1	No visible mold, signs of moisture or leaks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
602.3 602.5	Adequate source of heat (2)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
605.2	Two separate & remote electrical receptacle outlets	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
404.4.1	Size, in square feet (min. 120 square feet): <input type="text"/>					
<i>Section E – LIVING ROOM</i>						0
<i>Total of Non-Compliance Points</i>						

IPMC	F DINING ROOM	YES	N/A	NO	N-C	COMMENTS
		✓	✓	✓	PTS	
305.3	Wall surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
504.1	No visible mold, signs of moisture or leaks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
602.3 602.5	Adequate source of heat (2)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
605.2	Two separate & remote electrical receptacle outlets	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
	Size, in square feet: <input type="text"/>					
<i>Section F – DINING ROOM</i>						0
<i>Total of Non-Compliance Points</i>						

IPMC	G KITCHEN / UTILITY	YES	N/A	NO	N-C	COMMENTS
		✓	✓	✓	PTS	
305.3	Wall surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
309	Free of insect or rodent infestation	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
302.6 403.4	Stove vent properly connected and functional	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
404.2	Has a clear path of not less than 3 feet clearance between counterfronts and appliances or walls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
404.7 502.1	Has kitchen sink, cooking stove, refrigerator, and counter space	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
504.1	No visible mold, signs of moisture or leaks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
505.1	Hot and cold water to all plumbed fixtures	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
605.2	Two separate & remote electrical receptacle outlets	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
403.5	Clothes dryer exhaust vented properly to exterior	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
505.4	Water heater correctly installed	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
605.2	Laundry area - one grounded-type receptacle or GFCI	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
<i>Section G – KITCHEN/UTILITY</i>						0
<i>Total of Non-Compliance Points</i>						

COMPLIES WITH STANDARD?

IPMC	H BATHROOM	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
404.4.3	Separate bathroom with toilet, sink, & tub or shower	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
305.3	Wall surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
403.2	Bathroom and toilet room properly ventilated (Openable window or functional mechanical fan)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
503.1	Door for privacy, in good repair, securely attached	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
504.1	No visible mold, signs of moisture or leaks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
505.1	Hot and/or cold water to all fixtures	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
605.2	Has at least one electrical receptacle	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	

This is of bathrooms in dwelling unit (3)

Section H - BATHROOM
Total of Non-Compliance Points

0

IPMC	H BATHROOM	<input type="checkbox"/> NO ADD'L	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
404.4.3	Separate bathroom with toilet, sink, & tub or shower		<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
305.3	Wall surface in good repair		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
403.2	Bathroom and toilet room properly ventilated (Openable window or functional mechanical fan)		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	2	
503.1	Door for privacy, in good repair, securely attached		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
504.1	No visible mold, signs of moisture or leaks		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
505.1	Hot and/or cold water to all fixtures		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
605.2	Has at least one electrical receptacle		<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	

This is of bathrooms in dwelling unit (3)

Section H - BATHROOM
Total of Non-Compliance Points

0

IPMC	H BATHROOM	<input checked="" type="checkbox"/> NO ADD'L	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
404.4.3	Separate bathroom with toilet, sink, & tub or shower		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
305.3	Wall surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
403.2	Bathroom and toilet room properly ventilated (Openable window or functional mechanical fan)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	2	
503.1	Door for privacy, in good repair, securely attached		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
504.1	No visible mold, signs of moisture or leaks		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	
505.1	Hot and/or cold water to all fixtures		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
605.2	Has at least one electrical receptacle		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	

This is of bathrooms in dwelling unit (3)

Section H - BATHROOM
Total of Non-Compliance Points

NA

NOTES

COMPLIES WITH STANDARD?

IPMC	I	BEDROOM	COMPLIES WITH STANDARD?				COMMENTS
			YES ✓	N/A ✓	NO ✓	N-C PTS	
305.3		Wall surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.3		Windows and frames in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.4		Floor surface in good repair	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
305.6		Door, in good repair, securely attached	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.1 403.1		Minimum of 1 openable, approved-size window facing directly to outdoors. (1)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
504.1		No visible mold, signs of moisture or leaks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	
602.3 602.5		Adequate source of heat (2)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
605.2		Two separate & remote electrical receptacle outlets	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	

This is of bedrooms in bedrooms in dwelling unit (3) Size, in square feet (min. 70 sq ft per 404.4.1): Section I - Bedroom Total of Non-Compliance Points

IPMC	I	BEDROOM	NO ADD'L	COMPLIES WITH STANDARD?				COMMENTS
				YES ✓	N/A ✓	NO ✓	N-C PTS	
305.3		Wall surface in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
305.3		Windows and frames in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
305.4		Floor surface in good repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
305.6		Door, in good repair, securely attached	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
402.1 403.1		Minimum of 1 openable, approved-size window facing directly to outdoors. (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		
504.1		No visible mold, signs of moisture or leaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
602.3 602.5		Adequate source of heat (2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25		
605.2		Two separate & remote electrical receptacle outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1		

This is of bedrooms in bedrooms in dwelling unit (3) Size, in square feet (min. 70 sq ft per 404.4.1): Section I - Bedroom Total of Non-Compliance Points

IPMC	I	BEDROOM	NO ADD'L	COMPLIES WITH STANDARD?				COMMENTS
				YES ✓	N/A ✓	NO ✓	N-C PTS	
305.3		Wall surface in good repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
305.3		Windows and frames in good repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
305.4		Floor surface in good repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
305.6		Door, in good repair, securely attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
402.1 403.1		Minimum of 1 openable, approved-size window facing directly to outdoors. (1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
504.1		No visible mold, signs of moisture or leaks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3		
602.3 602.5		Adequate source of heat (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25		
605.2		Two separate & remote electrical receptacle outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		

This is of bedrooms in bedrooms in dwelling unit (3) Size, in square feet (min. 70 sq ft per 404.4.1): Section I - Bedroom Total of Non-Compliance Points **NA**

COMPLIES WITH STANDARD?

IPMC	I BEDROOM	NO ADD'L	COMPLIES WITH STANDARD?				COMMENTS	
			YES ✓	N/A ✓	NO ✓	N-C PTS		
305.3	Wall surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
305.3	Windows and frames in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
305.4	Floor surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
305.6	Door, in good repair, securely attached		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
504.1	No visible mold, signs of moisture or leaks		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3		
602.3 602.5	Adequate source of heat (2)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25		
605.2	Two separate & remote electrical receptacle outlets		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
This is Bedroom #		of total	bedrooms in dwelling unit (3)		Size, in square feet (min. 70 sq ft per 404.4.1):	Section I - Bedroom Total of Non-Compliance Points		NA

IPMC	I BEDROOM	NO ADD'L	COMPLIES WITH STANDARD?				COMMENTS	
			YES ✓	N/A ✓	NO ✓	N-C PTS		
305.3	Wall surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
305.3	Windows and frames in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
305.4	Floor surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
305.6	Door, in good repair, securely attached		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
504.1	No visible mold, signs of moisture or leaks		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3		
602.3 602.5	Adequate source of heat (2)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25		
605.2	Two separate & remote electrical receptacle outlets		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1		
This is Bedroom #		of total	bedrooms in dwelling unit (3)		Size, in square feet (min. 70 sq ft per 404.4.1):	Section I - Bedroom Total of Non-Compliance Points		NA

NOTES

COMPLIES WITH STANDARD?

IPMC	J EFFICIENCY UNIT/ STUDIO APARTMENT	NOT APPLIC	COMPLIES WITH STANDARD?				COMMENTS
			YES ✓	N/A ✓	NO ✓	N-C PTS	
305.3	Wall surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
305.3	Windows and frames in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
305.4	Floor surface in good repair		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
402.1 403.1	Minimum of 1 openable, approved size window facing directly to outdoors. (1)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
404.6.2	Kitchen sink, cooking stove, refrigerator, counter space		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
404.6.3	Separate bathroom with toilet, sink, and tub or shower		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
504.1	No visible mold, signs of moisture or leaks		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	
505.4	Water heater correctly installed		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	3	
602.3 602.5	Adequate source of heat (2)		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	25	
605.2	Two separate & remote electrical receptacle outlets		<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	1	
Size, in square feet: (Min. size: 220 sq ft for 2 occupants, 320 sq ft for 3 occupants; 3 occupants max., per 404.6)					Section J – EFFICIENCY UNIT/STUDIO APT Total of Non-Compliance Points		NA

COMPLIES WITH STANDARD?

IPMC	K OTHER	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
402.2	LIGHTING FIXTURES REQUIRED: Public hall	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.2	Interior stairway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.3	Toilet room	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.3	Kitchen	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.3	Bathroom	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
402.3	Laundry room	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	
404.1	Dwelling provides privacy/separated from adjoining units	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
504.3	No plumbing system hazards found	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
603.1	Mechanical equipment properly installed & maintained	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
603.5	Combustion air supply is adequate for fuel-burning equip	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
604.1	Unit has electrical service provided by utility	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
604.3	No electrical system hazards found	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	

Section K – OTHER
Total of Non-Compliance Points 0

IPMC	L MEANS OF EGRESS; FIRE PROTECTION	YES ✓	N/A ✓	NO ✓	N-C PTS	COMMENTS
702.1	Safe, continuous, unobstructed path of travel	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
702.3 702.4	Doors, bars, grilles, grates over emergency escape openings are readily operable from inside, without keys or special knowledge	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
702.4	Adequate emergency egress from all habitable spaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
703.2	Fire doors not blocked, obstructed or inoperable	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
704.2.1	SMOKE DETECTORS REQUIRED: on each story	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
704.2.2	Inside each bedroom	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
704.2.3	On ceiling or wall outside of each sleeping area	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	
RCW 19.27.530	CARBON MONOXIDE DETECTORS REQUIRED (on each story, in immediate vicinity of each sleeping area)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	25	

Section L – MEANS OF EGRESS; FIRE PROTECTION
Total of Non-Compliance Points 0

- NOTES: (1) Screens required on openings used for ventilation. Minimum total glazed area shall be at least 8% of floor area. Openable area shall be at least 4% of floor area.
- (2) Capable of maintaining 68°F temperature 3 feet above floor & 2 feet inward from center of exterior wall. Space heaters not permitted as only source of heat.
- (3) For additional rooms, attach supplementary inspection forms as necessary.

INSPECTOR COMMENTS:	
Inspection date:	Inspector's signature:
Landlord/owner signature:	Inspector's name (print): KIA M. SHAGENA

► **INSPECTION SCORE:**
Total non-compliance points
(25+ points = inspection failure) 0

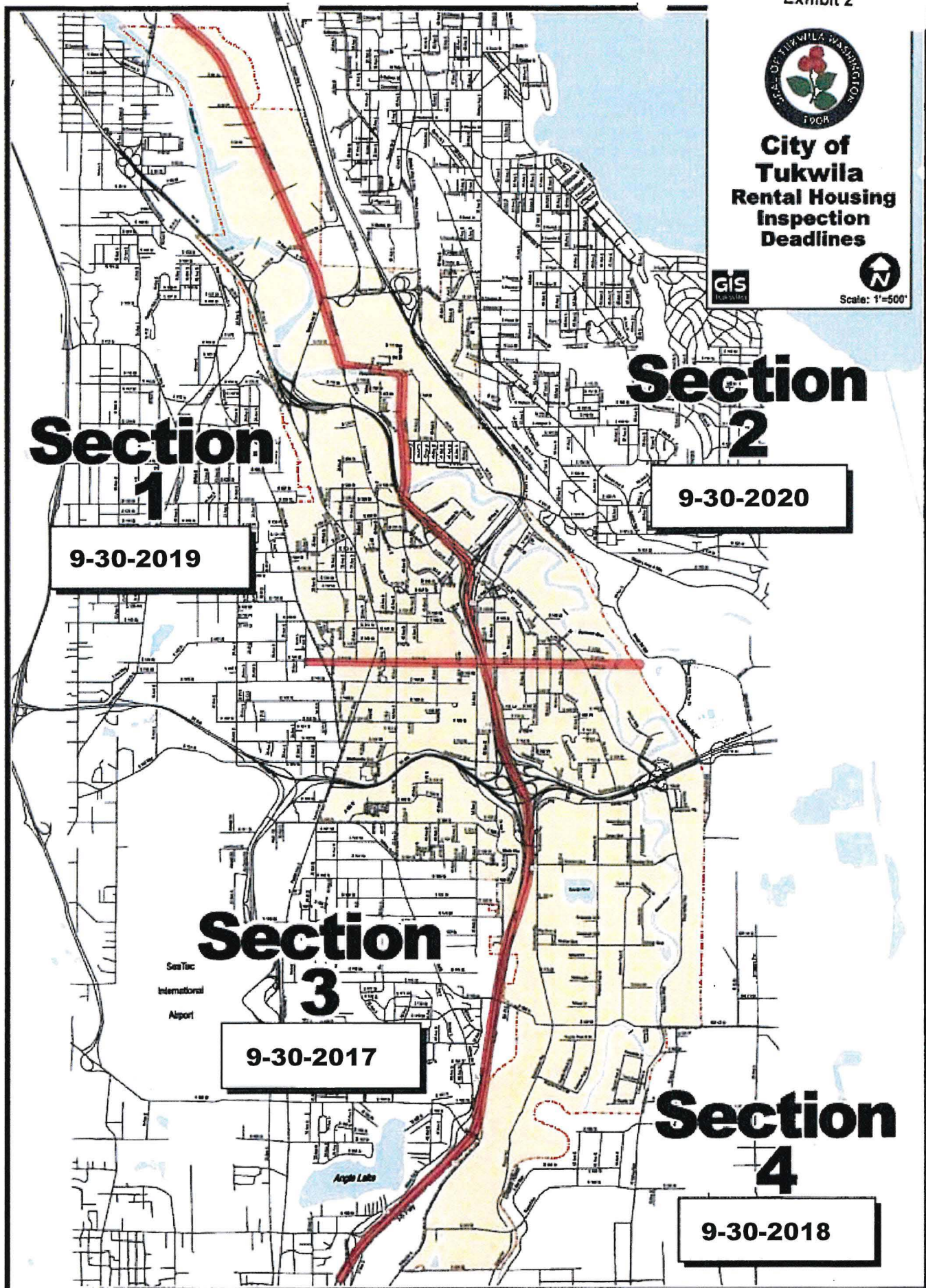
City will issue "Certificate of Compliance" for units accruing less than 25 points. Units accruing 25 points or more constitute a failure. Landlord has 30 days to correct deficiencies and obtain re-inspection. A unit must pass inspection in order to receive Certificate of Compliance and Residential Rental Housing Business License and be considered fit for occupancy. Certificates of Compliance are valid for four calendar years from date of inspection. Properties must be reinspected prior to expiration.



**City of
Tukwila
Rental Housing
Inspection
Deadlines**



Scale: 1"=500'



**Section
1**

9-30-2019

**Section
2**

9-30-2020

**Section
3**

9-30-2017

**Section
4**

9-30-2018

SeaTac
International
Airport

Angle Lake