

Minimum Housing Code Ordinance

We need your input! The City of Charlotte is seeking community input for the review and evaluation of the Minimum Housing Code Ordinance. Below is a list of major **proposed revisions** under consideration. If you would like to see a complete list of new and revised standards, you can visit charlottnc.gov/hns or attend a public input session 6—7:30 p.m. on the following dates:

Tuesday, May 28
Belmont Center
700 Parkwood Ave.

Thursday, May 30
Bette Rae Thomas
Recreation Center
2921 Tuckaseegee Rd.

Tuesday, June 4
Eastern Hills
Baptist Church
4855 Albemarle Rd.

Thursday, June 6
The Camino
Community Center
201 Stetson Dr.

New Provisions

Code Section	Rationale	Proposed Standard
<p>Light and Ventilation (fixtures)</p>	<p>Inoperable, or poorly maintained kitchen vents may cause humidity, smoke, or carbon monoxide (gas range or oven) build-up if not maintained.</p>	<p>Requires existing kitchen exhaust equipment be operable, maintained, and vented to the exterior of the building. Ductless range hoods would not be required to be vented to the exterior.</p>
<p>Structural Standards (ceilings)</p>	<p>Ceiling finishes and trim shall be free of stains or moisture damage.</p>	<p>Establishes proof that the original cause of the stain has been permanently repaired.</p>

Code Section

Rationale

Proposed Standard

**Structural Standards
(Roofs)**

Adds a requirement to maintain gutters and require good drainage of water from the roof. Lack of maintenance may cause water intrusion, and structure damage.

Requires that drainage be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

Roof drains, gutters and downspouts be maintained in good repair and free from obstructions and designed to discharge rainwater away from the structure. Roof water not be discharged in a manner that creates a public nuisance.

Property Maintenance

Allows enforcement of standards related to hazardous conditions created by poorly maintained clothes dryers.

Requires that exhaust ducts for clothes dryers terminate on the outside of the dwelling and be equipped with a back-draft damper. Screens which may trap lint may not be installed at the duct termination.

Requires that ducts be installed according manufacturer's instructions and that all ductwork be properly supported. Requires that dryers not be connected to other venting systems, vents or chimneys.

**New Section. – Air
Conditioning**

Requires existing cooling systems, both central and window units be maintained and operate as intended.

Requires that when air conditioning or cooling facilities and components are provided, that they be properly installed, safely maintained and in good working condition.

Ordinance Revisions

Current Standard (Code Section)	Rationale	Proposed Standard
<p>Plumbing Facilities (water heaters): Requires adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.</p>	<p>Establishes, and clarifies the minimum acceptable temperature for hot water. The temperature and pressure relief (TPR) valve is a safety device which is a component part of all water heaters. Damage or improper installation of the TPR or piping may compromise the safety of the water heater.</p>	<p>Amends language to require water heater temperature be set at the normal setting for water heaters of 120 degrees Fahrenheit. Requires the placement of a temperature relief valve (TPR) and associated piping.</p>
<p>Plumbing Facilities (fixtures): Requires that water closets (toilets) shall not be loose or leaking.</p>	<p>Leaking flush mechanisms may cause water intrusion at the floor, and can cause excessive water usage if uncorrected.</p>	<p>Amends language to require flush mechanisms must be maintained.</p>
<p>Structural Standards (roofs): Requires that there be proper flashing at walls or chimneys.</p>	<p>Adds more specific areas where roof systems may leak.</p>	<p>Amends the language for the addition of proper flashing at roof penetrations. Requires that the roof and flashing be sound, tight, and have no defects that admit rain.</p>
<p>Structural Standards (Porches): Requires that the floor, ceiling, and roof be equal to requirements set forth in this section, except sills, joists and floors need not be level if providing drainage of floors; floors need not be weathertight; the ceiling height may be seven feet; and the attic need not be vented. If post and railings are provided, they shall be structurally sound and not likely to cause structural weakness in the future.</p>	<p>Strengthens the existing requirements for exit way safety.</p>	<p>Amends the language to add requirements that exterior stairways, deck porches and balconies, landings, exits, and all attached appurtenances, be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.</p>

Process Revisions

Current Standard	Rationale	Proposed Standard
<p>Discretionary enhanced inspections of multifamily developments.</p>	<p>To prevent a pattern of noncompliance of the ordinance within multifamily developments.</p>	<p>Mandatory enhanced inspections of multifamily developments if specified number of units are inspected within a specific time frame.</p>
<p>No fines and penalties for failure to correct dangerous violations within a 48-hour period.</p>	<p>Improved remediation of violations.</p>	<p>Failure to correct dangerous violations within 48 hours results in \$500 fine per day until corrected.</p>
<p>Civil penalties begin the day after noncompliance \$100 first day \$10 each additional day</p>	<p>Enhanced enforcement for noncompliance.</p>	<p>Civil penalties begin the day after noncompliance with a fine of \$100 per day.</p>
<p>Environmental Court convictions are Class 3 misdemeanors and can include probation or up to 10 days in jail.</p>	<p>Enhanced penalties for Environmental Court convictions.</p>	<p>Environmental Court convictions are Class 2 misdemeanors and can include probation or up to 30 days in jail.</p>
<p>No existing penalties for unresponsive property owners.</p>	<p>Enhanced enforcement for noncompliance.</p>	<p>Require banks to file deeds within 60 days of foreclosing on a property.</p>