



CITY COUNCIL

Public Safety Committee

**Monday, March 19, 2007
Meeting Report**

Committee Members in Attendance: D. Sterner, Chair, S. Fuhs, S. Marmarou

Others Attending: V. Spencer, L. Churchill, C. Younger, J. Khokhar, C. Jones, L. Kelleher

RESIDENTIAL HEALTH AND SAFETY ORDINANCE REVIEW

Jatinder Khokhar, Codes Manager, expressed the belief that this health and safety review should be applied to all properties including commercial, industrial, etc. He also noted the need for the review to apply to both rental and single family dwellings.

Mr. Khokhar and Ms. Kelleher stated that the ordinance includes provisions to:

- Require post sale rather than pre sale inspections
- Reduction of the inspection fee to \$150
- Specific inspection procedure (sidewalks, curb in good repair, property free from peeling, chipped paint, no illegal sewer connections, water/sewer connections)
- Requirement for buyer to sell agreement for inspection at settlement

There was next discussion on some potential changes to the ordinance. Mr. Khokhar will send the necessary changes to Ms. Kelleher who will add them to the draft ordinance.

Councilor Fuhs inquired if the City inspects smoke detectors on an annual basis. He also inquired if the fire department participates in the inspection of smoke detectors. He noted that during his time living in Ocean City, NJ the fire department did an annual inspection of smoke detectors.

Mr. Khokhar replied that the fire marshal only performs an annual inspection of smoke detectors at commercial properties. Ms. Kelleher noted that in the late 80's Council, during the IAFF negotiations, suggested that the firefighters perform such services to the neighborhoods surrounding the City's 14 firehouses. The request was rejected.

HOUSING PERMIT

Mr. Khokhar highlighted the major changes added to the City's Housing Permit Ordinance which is required for all rental properties:

- Listing of property manager
- List of tenants
- Proof of zoning permit
- Proof of business privilege license
- Floor plan drawn to scale
- Inspection prior to issuance of permit

Councilor Marmarou distributed a list of concerns and suggested amendments. He expressed the belief that overall permits are issued too quickly and suggested a waiting period so information collected can be properly verified. He also suggested inserting terms that prohibit any grandfathering of rentals already in existence.

Mr. Khokhar noted that a re-draft to correct some of the items noted is in progress.

Councilor Sterner suggested that the Housing Permit Ordinance and the Residential Health and Safety Ordinance be more closely reviewed at a Housing Summit. Ms. Kelleher suggested holding the Housing Summit on a non-Council session evening. Topics will be placed for further consideration on the March 26th Committee of the Whole meeting.

The Public Safety Committee adjourned.