



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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RENTAL REGISTRATION AND SAFETY INSPECTION PROGRAM DIRECTOR'S RULE

APPLICABLE SECTION NUMBER AND TITLE:

BMC 6.15.050(A) - Certificates of Inspection

DIRECTOR:

Rick Sepler, AICP

DATE:

February 1st, 2015

ISSUES:

Establish and adopt a methodology for selecting the rental properties to be inspected each year.

FINDINGS:

1. BMC 6.15.050(A) requires the Department to prepare, and the Director to adopt, a methodology that will ensure that all registered rental properties are inspected once every three years.¹
2. The Department has completed registration of rental units consistent with the requirements of BMC 6.15, and has posted an audited list of those rental properties. 5738 rental units have been registered.
3. In determining an appropriate methodology to select the retail properties, the Director should consider operational efficiencies associated with facilitating inspections. Closer proximity of inspections will allow for reduced program costs.
4. Consistent with Council direction, all costs associated with the implementation of the Rental Safety and Inspection Program are to be recovered through fees to the public.
5. The Department, using the rental registration database and GIS technology, has mapped all of the registered rental properties within the City.

¹ "All rental properties will be inspected once every three years. [...] The property selection process shall be based on a methodology adopted by the director that will further the purpose of this chapter."



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6. The Department has analyzed the spatial distribution of the rental units in the interests of identifying patterns that would lead to the division of units into three distinct areas.
7. The Department has identified that prominent geographic features (Whatcom Creek corridor and Interstate 5) and established neighborhood boundaries divide the mapped rental units into three distinct areas. GIS analysis indicates that each of the three areas have roughly the same number of registered rental units.

OPINION AND DIRECTOR'S RULE:

To best facilitate the requirement that all rental properties be inspected within three years, and for the most efficient use of the inspectors' time, it is determined that the Rental Registration & Safety Inspection Program use the division show below:

