SAFE BUILDINGS
SAFE FAMILIES
HEALTH AND SAFETY THROUGH PROACTIVE ASSESSMENT AND MAINTENANCE

• INTRODUCTION
  • Environmental Health Services, Housing Inspection Program
• GOAL: Safe Buildings & Safe Families
• PROPERTY OWNER ROLE: Proactive Assessment and Maintenance
• LOOK OUT FOR: The Five Most Common Violations
• BEST PRACTICES
• QUESTIONS AND FEEDBACK
INTRODUCTION:
ENVIRONMENTAL HEALTH SERVICES
Authority to Inspect

We draw from the following:

- Uniform Building Code
- Uniform Housing Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- National Electric Code
- California Residential Code
- California Plumbing Code
- CCR Title 17. Public Health
- CCR Title 22. Social Security
- CCR Title 24 - The California Building Standards Code

- CCR Title 25 - Housing and Community Development
- International Property Management Code
  – HOUSING PART 1.5 – REGULATION OF BUILDINGS USED FOR HUMAN HABITATION sections 13113 and 17920.3 -17910.
- California Labor Code
- International Building Code
ENVIRONMENTAL HEALTH SERVICES
HOUSING INSPECTION PROGRAM

Conduct Outreach & Provide Education
Conduct Periodic Inspection of Multifamily Dwellings
Enforce CA Health & Safety Code

SAN MATEO COUNTY
INSPECTION
GOALS:
SAFE BUILDINGS
SAFE FAMILIES
SAFE BUILDINGS, SAFE FAMILIES
PROPERTY OWNER ROLE: PROACTIVE ASSESSMENT AND MAINTENANCE
PROACTIVE ASSESSMENT AND MAINTENANCE

- Reduce and Prevent Violations
- Maintain Property Safety & Tenant Safety
- Seek to Extend the Building’s Longevity
Proactively Assess & Maintain
LOOK OUT FOR THE FIVE MOST COMMON VIOLATIONS
GENERAL EXTERIOR MAINTENANCE

- Safety/Fire Hazards
- Vehicles Debris
- Harborages Water
GENERAL EXTERIOR MAINTENANCE
Painted Surfaces

Downspout Gutter

Sealed Windows and Doors

Prevent water from entering or leaking into units
FAULTY WEATHER PROTECTION

Prevent water from entering or leaking into units
SAFETY

Smoke Alarms
Carbon Monoxide Detectors

Fire Extinguisher

Hot Water Heaters
SAFETY

Smoke Alarms

Carbon Monoxide Detectors

Fire Extinguisher

Hot Water Heaters
STRUCTURAL SAFETY

Handrails
Guardrails

Tripping Hazards

Walkways
STRUCTURAL SAFETY
INADEQUATE VERMIN/PEST EXCLUSION

- Ventilation screens
- Gaps
- Trees
- Vegetation
- Rodents

Seal out pests, prevent their entry
INADEQUATE VERMIN/PEST EXCLUSION

Seal out pests, prevent their entry
BEST PRACTICES
GENERAL EXTERIOR

Safety/Fire Hazards

Vehicles Debris

Harborages Water
GENERAL EXTERIOR

Ensure your Property is safe ....
WEATHER PROTECTION

Painted Surfaces

Downspout Gutter

Sealed Windows and Doors

Prevent water from entering or leaking into units
WEATHER PROTECTION
WEATHER PROTECTION

Call first to check vaccine availability.

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SAFETY

- Smoke Detector/Alarm
- Carbon Monoxide Detector
- Fire Extinguisher
- Hot Water Heaters
SAFETY
SAFETY
STRUCTURAL SAFETY

Handrails
Guardrails
Balconies

Walkways
Stairways
Tripping Hazards

Hot Water Heaters

Basic description
STRUCTURAL SAFETY
STRUCTURAL SAFETY

Call first to check vaccine availability
STRUCTURAL SAFETY
VERMIN/PEST EXCLUSION

Ventilation screens
Gaps

Trees
Vegetation

Exclusion Materials

Seal out pests, prevent their entry
PEST EXCLUSION
PEST EXCLUSION
PEST EXCLUSION
QUESTIONS?
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