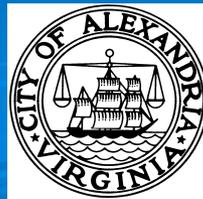




Department of Code Administration

Residential Rental Inspection
Program
2010



Residential Rental Inspection Program

- The City of Alexandria's Residential Rental Inspection program (RRI) subjects rental property located within 23 census tracts to be inspected.
- A minimum of 10% of the rental units at each multi-family complex are to be inspected.
- Each Single Family Unit is required to be inspected.

Residential Rental Inspection Program (continued)

- The inspections are carried out by Department of Code Administration inspectors.
- Each property owner is notified of the program requirements and provided with a Residential Rental Inspection Application Form and a set of instructions.
- Upon receipt of the application with the inspection fee, an inspector is assigned to the project.
- Staff proceed with communicating with the property manager to schedule an inspection and coordinate the inspection with the property's maintenance department or other responsible party.

Residential Rental Inspection Program (continued)

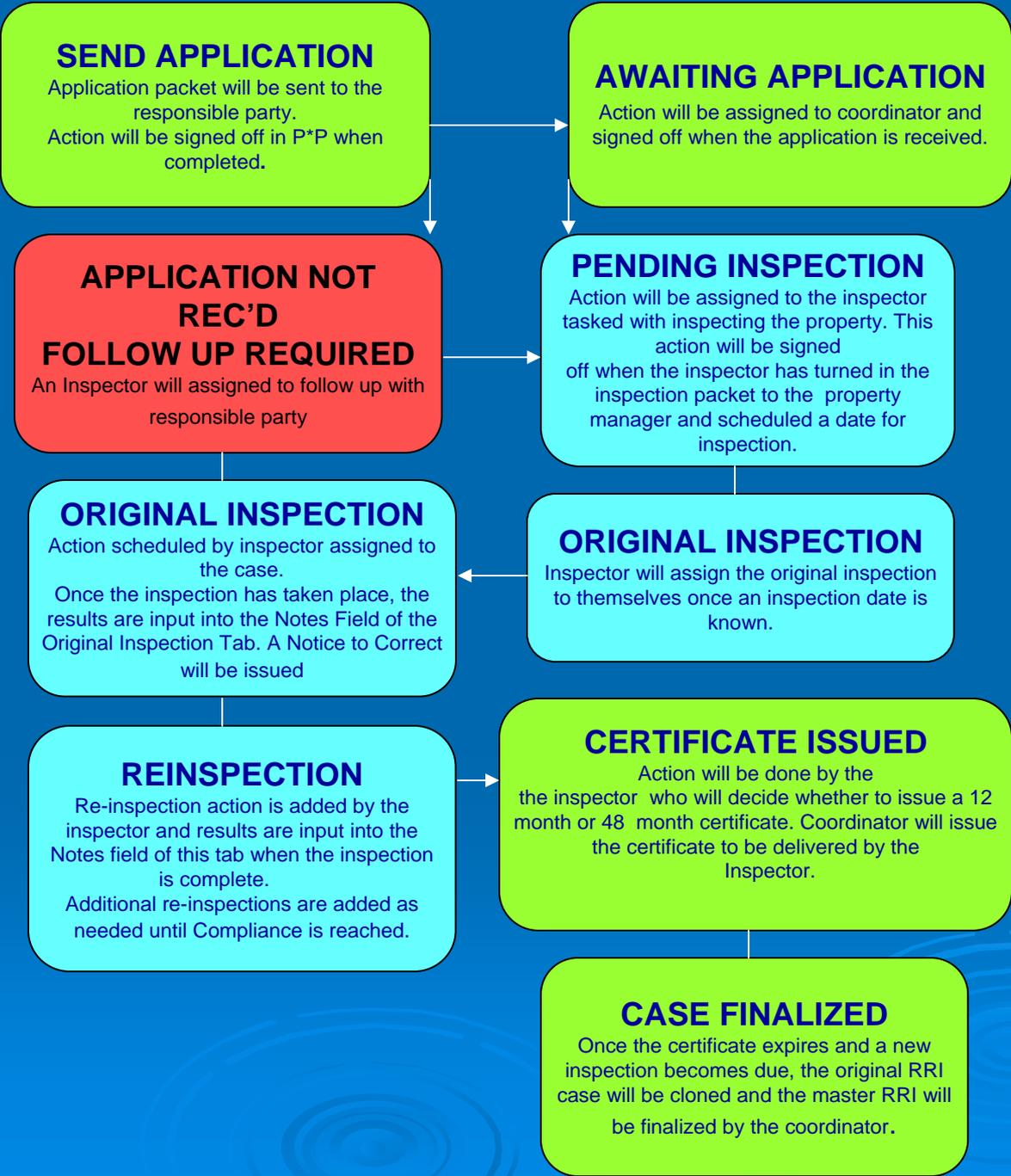
- The inspections are based on the Virginia Maintenance Code, the Statewide Fire Prevention Code and applicable provisions of the Code of the City of Alexandria.
- Staff often work with various team members on large projects to maximize efficiency, accuracy and optimize the utilization of resources at their disposal.

Residential Rental Inspection Program (continued)

- Upon completion of the inspection, the property owner is notified of any violations encountered and of the corrective action required to remedy each deficiency.
- Once compliance has been reached, staff issues either a four year or one year Residential Rental Permit depending on the severity and quantity of violations uncovered during the inspection process.

The RRI Program in Numbers

- There are **close to 30,000** units currently in the RRI program, representing approximately **137** different properties composed of multi-family complexes and single family dwellings. **3272** units are to be inspected during the inspection cycles.
- The number of units in the program varies slightly at any given time as new rental properties are identified and other properties are no longer rented and removed from the count.



The units to be inspected are distributed among the census tracts as follows:

CENSUS TRACT	UNITS TO BE INSPECTED PER CYCLE
01.01	246
01.02	60
01.03	159
01.04	159
01.05	241
03.01	83
03.02	70
03.03	114
04.01	244
04.02	230
05.00	210
06.00	18
07.00	179
08.02	48
12.02	77
12.03	218
12.04	31
13.00	68
14.00	55
16.00	505
18.01	53
18.02	187
20.1	4

RRI INSPECTION FEES

- The RRI program fee structure is as follows:
 - A \$75.00 fee is assessed for each unit inspected.
 - The maximum fee incurred for a particular property is \$750.00 for multi-family dwellings such as apartment complexes.
 - Reinspection fees are only charged if violations found during the first inspection are not corrected at the reinspection.

Building Exterior



Common Interior Violations

Disabled Smoke Detector



- Lack of working smoke detectors
- All residential units (Hotels, Apartments, single family homes, dorms, townhomes) are required to have working smoke detectors.

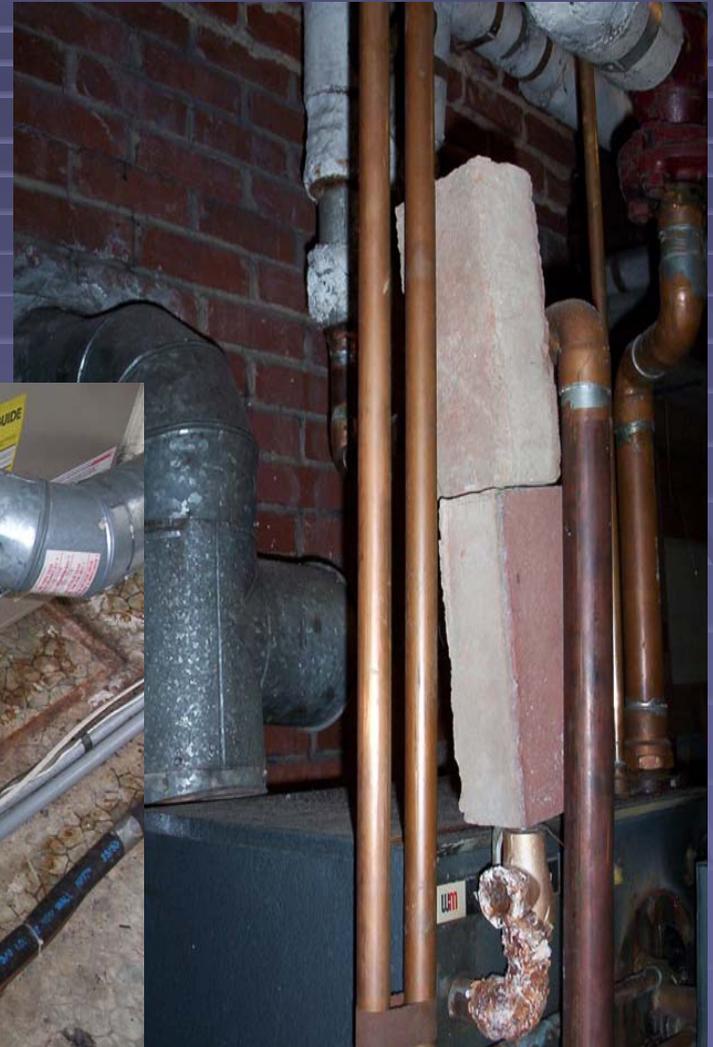
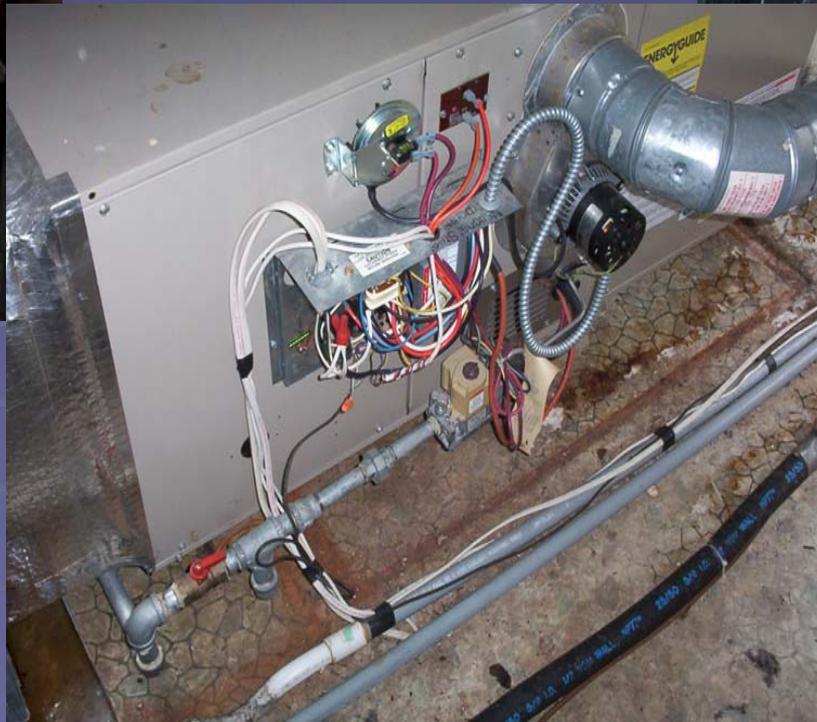
Interior Surfaces



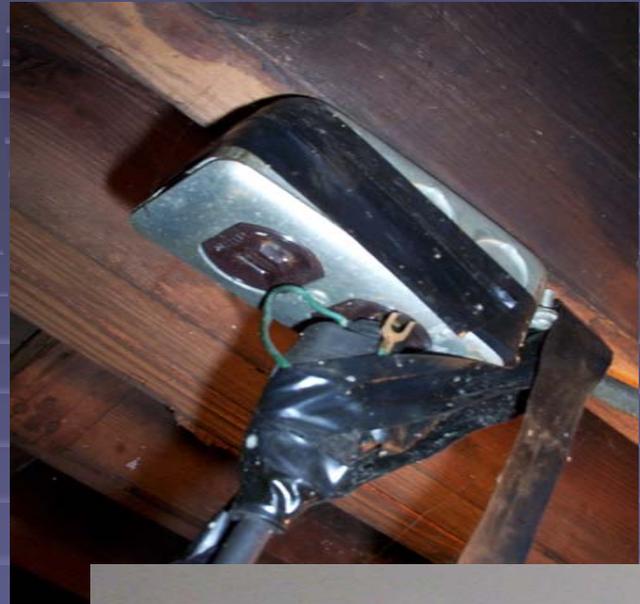
Plumbing



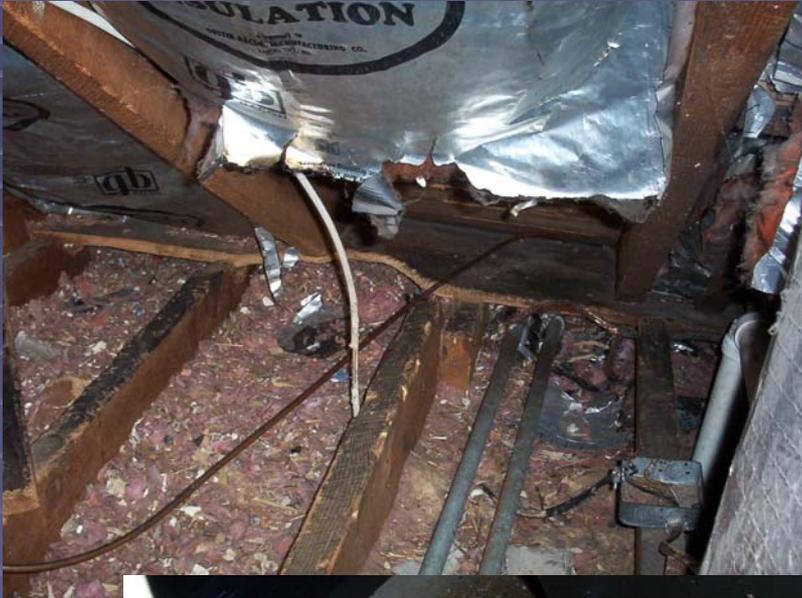
Mechanical



Electrical



Rodent Infestation



Fire Safety



Contact Information

Department of Code Administration

- Code Administration / Permit Center hours of operation 8:00 a.m. to 5:00 p.m. Monday through Friday.
- General Business Number 703.746-4200.
- Address: City Hall 301 King Street, Room – 4200, Alexandria, VA 22314.
- Web address: <http://alexandriava.gov/Code>