

GOOD REPAIR ORDINANCE

Frequently Asked Questions

1. What initiates a complaint?

Similar to the process for residential housing code enforcement, any tenant or neighbor or other government employee (such as a police officer or the fire marshal) may initiate a complaint. The public officer (or a Code Compliance inspector) will conduct a preliminary investigation to determine if there is a major violation or more than 5 separate types of minor violations.

2. How much are civil penalties and where can the amount be found?

As listed in Section 11-42 of the City's Code of Ordinance, civil penalties in the amount of \$200 for the first violation and \$10 per day may be imposed for each violation of the Good Repair Ordinance.

3. What is the difference between the building inspector and the public officer?

The State enabling law, North Carolina General Statutes § 160A-439 requires City Council to designate or appoint a public officer to exercise the powers to require the repair, closing, or demolition of nonresidential buildings and structures. The proposed Good Repair Ordinance designates the Director of the City's Department of Neighborhood Development as the public officer. The Director may delegate these powers to any inspectors under his direction or supervision.

The Building Inspector (Engineering & Inspections Department) is responsible for ensuring compliance with the Chapter 8, Buildings and Building Regulation, and Section 11-43 of the City's Code of Ordinances and the North Carolina State Building Code.

4. What constitutes a major violation? A major violation is any one of the following violations:

- Supporting walls or vertical studs which seriously list, lean, buckle, or are damaged or deteriorated to such an extent as to render the building unsafe.
- Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purposes used.
- Damage by fire, wind, floods, or other causes as to render the building unsafe.
- Dilapidation, decay, unsanitary conditions, vermin or rat infestation, filth or contamination, or disrepair which is dangerous to the health, safety, or welfare of the occupants or other people in the city.
- Inadequate facilities for egress in case of fire or panic.
- Defects significantly increasing the hazards of fire, accident, or other calamities.
- Lack of adequate ventilation, electrical, plumbing, illumination, sanitary or heating facilities, or other essential equipment to such extent as to endanger the health, safety, or general welfare of the occupants or other residents of the city.

5. What constitutes a minor violation?

All other violations of the International Property Maintenance Code, except for those listed as major violations.

6. What happens if a building has both major and minor violations?

If the Code Compliance Inspector discovers both major and minor violations, the major violations will be referred to the Building Inspector for enforcement pursuant to Section 11-43 of the City's Code of Ordinances. If the major violations are satisfactorily resolved by repair, then the Building Inspector will refer the case back to the Code Compliance Inspector for resolution of the minor violations. If the major violations are resolved by demolition of the building, then the case will be closed at that time.

7. How can I make comments?

You may email comments to GoodRepair@greensboro-nc.gov or mail comments to City of Greensboro, Attn: Cynthia Blue, PO Box 3136, Greensboro, NC 27402-3136.

Additional information is available at <https://www.greensboro-nc.gov/departments/neighborhood-development/proposed-good-repair-ordinance>.