



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Title 29 Property Maintenance Regulations

Amendments
September 25, 2019



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History & Timeline

2008

QRHW recommendations to City Council

2008 - 2013

- Recession
- + Enhanced Rental Housing Program Pilot

2014 - 2018

- Economy and Housing Market improved
- BDS began rebuilding to meet demand



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History & Timeline

2018 - 2019

- Recommendations reviewed
- Stakeholders engaged
- Amendments drafted



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Stakeholder Involvement

Technical Advisory Group

BDS Inspections staff

PHB staff

City Risk office staff

Certified Environmental Contractors

BDS Property Compliance staff

Multnomah County Health Dept

Licensed Industrial Hygienists

All with experience dealing with environmental hazards such as lead-based paint, mold and healthy homes.



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Stakeholder Involvement

Housing Stakeholders

BDS Property Compliance staff

Portland Housing Bureau

Rental Services Commission

(members representing CAT, Home Forward, Multifamily NW, Rare Bird Acquisitions, Legal Aid, Fair Housing Council, PTU, NWPP, Real Choice Initiative, Real Estate & Property Management Educ. & Real Estate Attorneys)

Housing Oregon

The Housing Development Center – PMAWG

(members include NW Housing Alternatives, Cascadia Behavioral Healthcare, Community Partners for Affordable Housing, Human Solutions, REACH Community Development, & Innovative Housing)



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Intent for Proposed Amendments

- Provide minimum maintenance requirements
- Provide health protections for all housing occupants (*both tenants and owner-occupants*)
- Ensure regulations are clear and enforceable



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Summary of Amendments

Based on the Quality Rental Housing Workgroup recommendations

- ✓ **Pest Management & Sanitation**
- ✓ **Hazardous Materials** (Lead-based paint)
- ✓ **Interior Dampness & Mold**
- ✓ **Required Inspections** (Enhanced Rental Inspections Prog.)



Summary of Amendments

Pest Management & Sanitation

- Expanded the definition for extermination
- Require that every structure be free from insect, rodent, vermin or other pest(s)
- Addressed and clarified sanitation and cleanliness standards to reduce conditions attractive to pests and insects.



Summary of Amendments

Hazardous Materials

- Expanded the defining regulation of lead-based paint and requiring the use of lead-free paint



Summary of Amendments

Interior Dampness & Mold

- Expanded the defining regulation to prevent conditions conducive to mold, by requiring exhaust ventilation when appropriate and to require remediation, if mold is present.



Summary of Mold Regulations

Between 2001 - 2015 in the United States:

- Approximately 11 states and only a few cities, including Dallas, San Francisco, and Gresham, have attempted to pass and enforce mold-related regulations and/or mold contractor regulations



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Summary of Amendments

Interior Dampness & Mold cont.

Adding language to establish administrative rules for moisture and mold.

Focus will be on moisture control, and

Safe protocols for occupants related to remediation



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Stakeholder Involvement

Additional Technical Assistance offered to BDS

- to assist with draft review of Administrative rule for mold
- to provide training for staff regarding mold



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Summary of Amendments

Required Inspections

- Added language to support required inspections for the Enhanced Rental Inspections Program (ERIP)



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Next Steps

1. BDS will create a “Draft” set of administrative rules;
2. Community outreach and engagement;
3. Finalize administrative rules, then publish for comment, prior to approval.



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Questions ?