

ITEM	12
MANAGER'S REPORT NO.	30
COUNCIL MEETING	1978 04 17

Re: RESIDENTIAL OCCUPANCY STANDARDS  
HOUSING INSPECTION PROGRAM

Following is a report from the Chief Building Inspector regarding a status on the inspections that have been made under the recently established Municipal Housing Inspection Program.

In the compilation at the top of page 2, reference is made to 55 occurrences in which violations are judged unlikely although there was no contact or entry at the time of inspection. The reference here is to the number of times that the inspector was unable to enter homes because all occupants were away, and because of the outward size, appearance and other characteristics of the homes, it was apparent to the inspector that they probably conformed fully with the requirements of the by-law. In other words, in order to reduce "call-backs", the inspector, on the basis of his observations from outside a house decided, when the occupants were away, whether it was likely to be in violation of the by-law; the practice followed is for him to return at a later date only if he thinks that a house may be in violation of the by-law.

This is for the information of Council.

\* \* \* \*

1978 04 05

Mr. M.J. Shelley,  
MUNICIPAL MANAGER.

Subject: Residential Occupancy Standards  
Housing Inspection Program

In your Report No. 18; Item 14 of Council Meeting 1978 03 06, Council was informed of the start up of the Housing Inspection Program. With our regular four-weekly reports to Council of permit statistics, we propose to add a summary of the results of the Housing Inspection Program. This will be the first of such report and accompany Building Department Report No. 3-78 (see item 11 on page 154).

For the past month, our inspector has worked in R5 Residential areas in east Burnaby between 6th Street/10th Avenue and 16th Avenue/Cumberland Street. In the blocks so far covered on a house-to-house basis, the incidence of unauthorized dwelling units has been surprisingly low, and the reception our inspector has met in general has been cordial and co-operative. It should be noted, however, that the blocks surveyed contain older homes in a neighbourhood of predominantly established single-family usage (notwithstanding a zoning permitting of single-family or two-family use subject to lot size).

A summary of results is as follows:

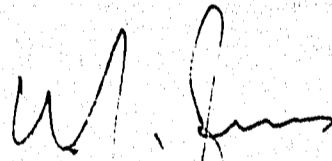
Reporting Period: 1978 03 02/31

Number of Working Days	20
Total Calls	454
Number of Contacts and Inspections Conducted	244
Violations Determined	12
Possible Violations, not Determined for Lack of Contact	8
Violations judged unlikely, although no contact or entry	55

Through this first period the daily ratio of number of contacts made and inspections carried out to the total calls made run around 50%. This condition will require call-backs to be made, but a judgment is being made where possible in order to keep call-backs to a minimum. In the areas so far canvassed, we have come across few, if any, to our knowledge of student housing cases within the violations detected.

As we proceed with the program this month, we will study the possibility of varying from a house-to-house survey to one of visiting only properties of recorded two-family dwelling development. We believe the incidence of violations will increase significantly where the predominant development is by semi-detached, two-family dwellings, but the costs in time and travel will have to be considered seriously before such a change is instituted.

Respectfully submitted,



M.J. Jones,  
CHIEF BUILDING INSPECTOR.

MJJ:lm