

## HOUSING CODE ENFORCEMENT POLICY

N.D.P. Areas

March, 1969

### N.D.P. - Planning Areas

No concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required.

### N.D.P. - Rehabilitation Areas

The Atlanta Housing Authority is responsible for property improvement efforts in current N.D.P. Action areas. When the N.D.P. Area is activated, current cases which are being enforced by the Building Department will be referred to the Atlanta Housing Authority with copies of case histories. Consideration of the use of possible three percent loans or Federal Grants will then be made by the Authority in an effort to comply the property. When the Atlanta Housing Authority is unable to obtain satisfactory rehabilitation of properties, documented case histories will be referred to the City Building Department for continuation and further enforcement procedures.

In rehabilitation areas other than those of the current action year, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected.

### N.D.P. - Demolition Areas

The Atlanta Housing Authority is responsible for demolition activities in NDP current year clearance action areas. When emergency situations occur necessitating prompt action on particular structures in the clearance areas, the City Building Department will become involved by referral from the Atlanta Housing Authority.

In demolition areas proposed for second year action areas, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected with the exception that generally no installation of additional equipment or

(2)

facilities will be required. A possible exception will arise if it is determined that the failure to install additional equipment may result in immediate jeopardy to the health, safety or general welfare of inhabitants in a structure. In demolition areas proposed for the third, fourth and fifth action years, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected.

N.D.P. - All Areas

Requests for Building Permits exceeding value of \$500 for single unit structure, or \$300 per unit for duplex or multi-unit structure must be accompanied by a recent work write-up or contract made by Atlanta Housing Authority, a recent Housing Division notice or a letter stating the facts regarding the structure.