



OVERVIEW OF APARTMENT INSPECTION ORDINANCE

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MULTI-FAMILY HABITABILITY INSPECTIONS

Overview

Ordinance 2009-1043: Multi-Family Rental Building (MFRB)

WHAT IS THE MULTI-FAMILY HABITABILITY PROGRAM?

The **Multi-Family Habitability Program** is a City of Houston program that monitors multi-family rental properties with three or more units to ensure they meet minimum safety and habitability standards.



PROPERTIES SUBJECT TO HABITABILITY INSPECTIONS

- **Applies to apartment complexes with three or more units (Sec. 10-151 Houston Code of Ordinances)**
- Properties must register with the City of Houston
- The City conducts two types of inspections to evaluate compliance with habitability standards
 - Programmatic inspections
 - Service request inspections



WHAT INSPECTORS EVALUATE

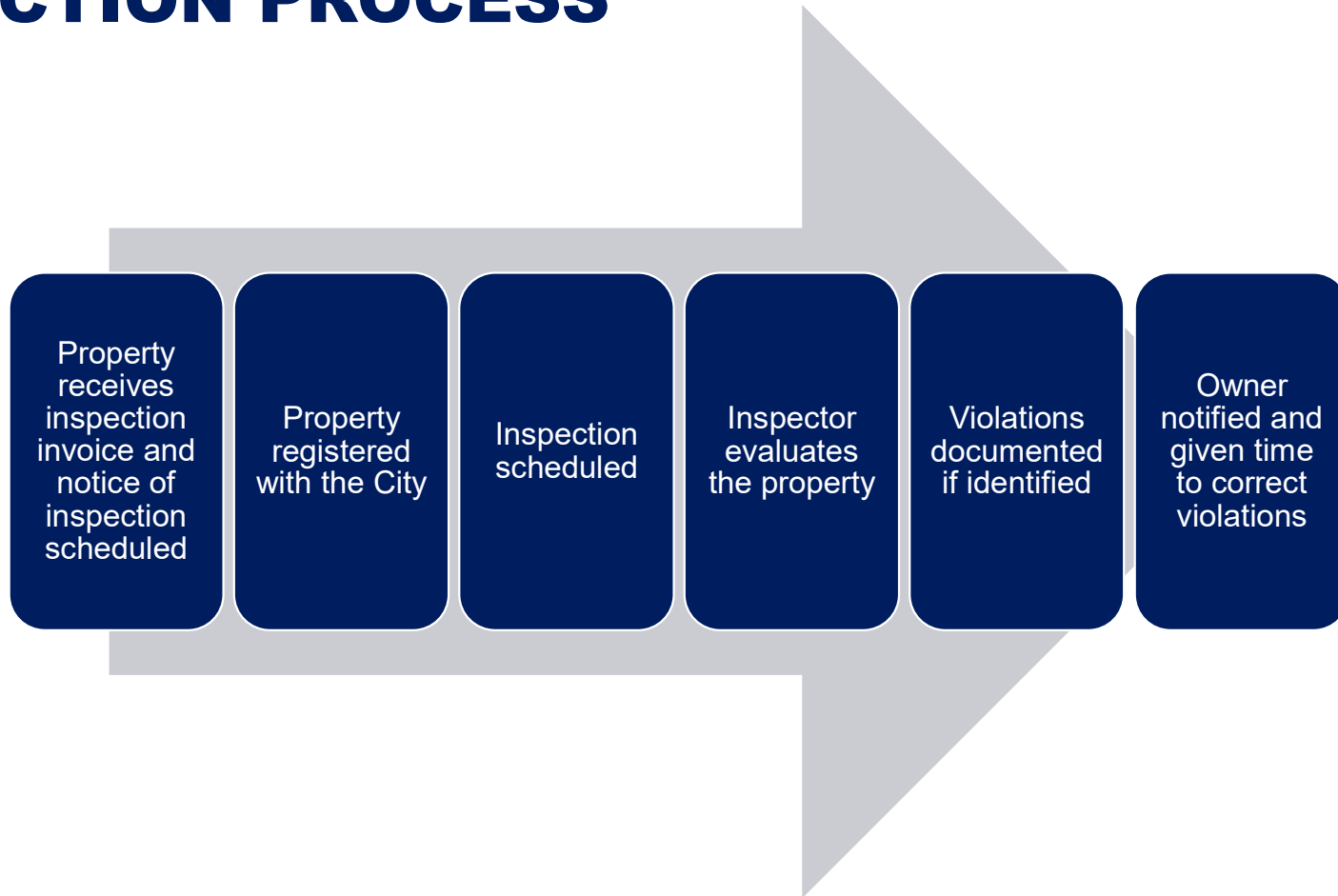
Habitability inspectors primarily evaluate exterior building conditions and common areas of multi-family properties.

Examples include:

- Building exterior condition
- Stairways, balconies, and railings
- Exterior lighting
- Walkways and accessibility paths
- Structural concerns visible from the exterior
- General maintenance of the property



INSPECTION PROCESS



IF VIOLATIONS ARE FOUND

If issues are identified:

- Notice of Violation may be issued
- Property owners must correct violations
- Re-inspection will be conducted
- Additional enforcement actions may follow if violations remain unresolved



CURRENT STAFFING & CURRENT CAPACITY

- 3 SENIOR INSPECTORS
- 12 INSPECTORS
- 1 ASSISTANT CHIEF INSPECTOR
- 1 DIVISION MANAGER

PROGRAMMATIC INSPECTIONS

- COMPLETES \cong 1,200 INSPECTIONS PER YEAR

SERVICE REQUEST INSPECTIONS

- RECEIVES AN AVERAGE OF 3,300 TO 3,600 311 COMPLAINTS PER YEAR



“PROPOSED” HIGH-RISK APARTMENT INSPECTION PROGRAM

Overview

WHAT IS THE HIGH-RISK APARTMENT INSPECTION PROGRAM

This proposed amendment is a City of Houston program that will identify, monitor, and address multi-family residential properties that meet conditions to prioritize inspection and enforcement, while supporting compliance.



HOUSTON MULTI-FAMILY HABITABILITY INSPECTION

Inspection Date/Time: _____
 Inspector: _____
 Building Address: _____
 Houston, Texas, _____ (zip code).
 Units: _____ % Occupied _____ # of
 Buildings _____

Part A: Permit Compliance:

	YES	NO	N/A
Certificate of Occupancy (111 Building Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-Family Rental Property Registration (28-283 COH Code of Ordinances)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Permit (43-31 COH Code of Ordinances)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevator Permit (3010.2 Building Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Backflow Certification Test (Sec. 603.2 Plumbing Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proof of Gas Test (1201.5 (6) Plumbing Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part B: Habitability (Summary)

Does the property pose a material risk to the physical safety or health of the building's tenants?

	YES*	NO	N/A
Is there a significant risk of structural failure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a significant electrical hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a significant risk from plumbing violations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a significant risk from mechanical violations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a significant swimming pool violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For each "YES" box checked above, check the specific condition in the sections below (or provide detail for "other" violations) and state the fact(s) that caused you to check "YES."

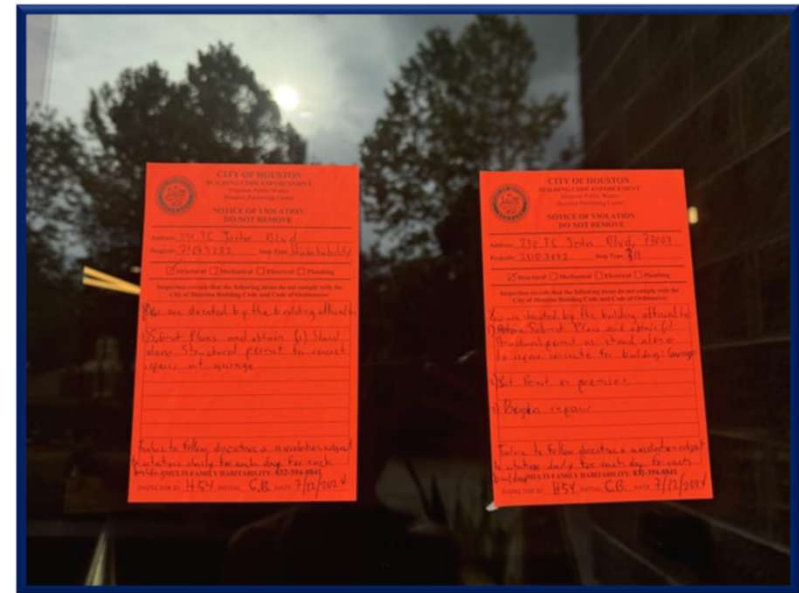
*Structural:	YES	NO	N/A
1. Are floors, supporting walls, ceilings, and all supporting structural members maintained in a sound and safe condition, capable of bearing imposed loads safely? (Ch. 10, Sec. 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are the chimney flues or vent attachments in working order (no pieces should be missing)? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the property free of any issues that would constitute a health or safety hazard? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Are the roofs maintained (no major roof leaks)? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are handrails for stairways, ramps, balconies, and porches more than 30 inches above grade provided for and maintained? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are all stairways, ramps, balconies and porches structurally sound, supported (with no missing slats or posts)? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Is the property free of broken and missing windows and/or unsecured/abandoned units? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the exterior siding and trim in good condition? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are the substructures covered (not exposed to the elements)? (Ch. 10, Sec 10-363)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Is the site map, building signage and building numbering present? (Ch. 10, Sec 10-213)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Other Comments:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REMEDIES AND ENFORCEMENT

City inspectors authorized to enforce building, housing, health, or safety codes are empowered to issue citations or notices of violation for any infractions of this article.

An owner and/or operator who violates, or whose MFRB is in violation of, any provision of this article and remains in violation beyond the period for correction, consistent with repair timeframes under state law where applicable, or as otherwise set by the city, shall be guilty of a misdemeanor punishable upon conviction by a fine of not less than \$250.00 nor more than \$2,000.00.

Each violation, and each day that a violation continues, shall constitute and be punishable as a separate offense.



COLLABORATION WITH OTHER DEPARTMENTS

Some cases may involve coordination with other City departments:

- Housing & Community Development Department
- Houston Fire Department
- Houston Health Department
- Houston Legal Department
- Houston Police Department
- Solid Waste Management



CONTACT US

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thank you!

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