



Memo

Date: September 3, 2024
To: Seattle City Councilmembers
From: Nathan Torgelson, Director, Seattle Department of Construction and Inspections
Subject: 2023 Rental Registration and Inspection Ordinance Annual Report

Attached, please find the 2023 Rental Registration and Inspection Ordinance (RRIO) Annual Report. This report is submitted as required by Ordinance 124011 Section 17, as amended by Ordinance 125343.

The purpose of RRIO is to ensure rental housing is safe and meets basic maintenance standards. Rental properties must register with the City and pass inspections every five to ten years.

Key program results from 2023 include:

- 4,030 properties completed and passed the inspection requirement. Over 5,000 maintenance and safety issues were identified and repaired, including 1,154 instances of improperly installed electrical equipment or exposed wiring and 1,114 instances of missing or nonfunctioning smoke alarms.
- 27,282 properties representing 174,052 rental units registered by the end of 2023.
- Previous decreases in registration were reversed during 2023, and RRIO ended the year with a small increase in registered properties and units. The increase occurred in both smaller and larger rental properties.
- SDCI continued a push to catch up on enforcement that had slowed during the COVID-19 pandemic. SDCI sent 3,103 warnings for overdue registrations and renewals and cleared the backlog of warnings.
- SDCI updated the RRIO fee model and Council established new fees to be effective in 2024.

For more information or questions, please contact Geoff Tallent at geoff.tallent@seattle.gov or 206-684-8452.

Rental Registration and Inspection Ordinance (RRIO)
2023 Annual Report to the City Council
September 2024



PURPOSE

This report fulfills the requirement of Ordinance 124011 Section 17, as amended by Ordinance 125343, to report annually to the City Council on several topics related to the Rental Registration and Inspection Ordinance (RRIO) program.

SUMMARY

In 2023, the RRIO program fully restabilized from the disruptions of the COVID-19 pandemic. Below are RRIO program highlights for calendar year 2023.

- 4,030 properties completed and passed the inspection requirement. Over 5,000 maintenance and safety issues were identified and repaired, including 1,154 instances of improperly installed electrical equipment or exposed wiring and 1,114 instances of missing or nonfunctioning smoke alarms.
- SDCI increased inspections in 2023 to make up for reduced inspections during the COVID-19 pandemic. 14.8% of registered rental properties passed the inspection, exceeding the annual target of 10% of properties.
- At the end of 2023, a total of 27,282 properties representing 174,052 rental units were registered.
- During 2023, the decrease in registered properties over the pandemic period was reversed and RRIO had a 3% increase in registered properties over the 26,516 at the end of 2022. The increase occurred in both smaller and larger rental properties.
- SDCI continued a push to catch up on enforcement that had slowed during the COVID-19 pandemic. SDCI sent 3,103 warnings for overdue registrations and renewals and cleared the backlog of warnings. The program also sent out 3,302 warnings for overdue inspections.
- The RRIO program issued 13,734 property registrations and renewals over the course of 2023.
- The program collected \$3,068,276 fees in 2023, which covered operating expenses and allowed the program to make planned payments toward earlier startup expenses.
- SDCI updated the RRIO fee model and Council established new fees to be effective in 2024. In late 2023, SDCI updated all RRIO program public communication materials, letters, and forms to reflect the new fees and communicated the fee changes with the customers via an email list serve.

BACKGROUND

The Seattle City Council adopted the Rental Registration and Inspection Ordinance (RRIO) in the fall of 2012. RRIO requires that rental housing properties meet basic maintenance and safety standards, register with the City, and have periodic inspections. After significant work with stakeholders and development of an online registration tool, SDCI began registering properties in 2014 and inspecting properties in 2015. All rental properties must be inspected at least once every 5-10 years, either by qualified private inspectors or with SDCI inspectors who complete the work as a fee-based service. Some properties will be inspected as frequently as twice in ten years, based on a random selection process called out in the Seattle Municipal Code.

The Department implemented the Accela IT system to manage online registration and track program work. The IT system was fully integrated into the SDCI permit and complaint tracking system when Accela went live in 2018.

COVID RESPONSE

The outbreak of the COVID-19 pandemic required significant adjustments to the RRIO program to protect the health and safety of RRIO customers and staff. In March 2020, under [Executive Order 2020-03](#), all RRIO staff transitioned to working from home to help slow the spread of the virus. In addition, the program stopped selecting properties for inspection and halted in-home inspection operations for the protection of housing providers and tenants. Inspections restarted in late 2021, but were again suspended for several months in 2022 during the Omicron variant surge. Registration and renewals continued online and with limited in-office staff to process mail-in registrations.

SDCI offered delayed enforcement for property owners facing COVID-19-related hardships for renewals. Follow-up compliance for failure to complete an inspection or renewal was also slowed down during the pandemic, with the focus shifting primarily to the most significant violations. Program performance for inspections, registrations, and renewals declined significantly in 2020 and that decline carried through into 2021 and 2022.

In 2023, the RRIO program returned to full operations. The Department completed a full year of inspections, including extra inspections to make up for the earlier suspension. Registration numbers increased and the trend of declining overall registration reversed. Enforcement processes for properties that failed to renew registration fully resumed, along with a push to

catch up on the enforcement backlog.

REPORT

The following report topics, A – G, are required by Ordinance 124011 in uncodified Section 17, as amended by Ordinance 125343. SDCI also provides information about other significant accomplishments or upcoming work for the program.

A. The status of rental property registration and rental property registration renewals

At the end of 2023, a total of 27,282 properties were registered. Total registrations increased by 3% from the end of 2022 - a gain of 763 registrations for the program. This reversed a trend of declining registrations during the previous three years. Registered units within the properties increased to 174,052 – an increase of 12,668 units or 8% over 2022. Over the course of the year, the RRIO program issued 13,734 property registrations and renewals.

Looking at RRIO registration by size of the property, registrations and units similarly reversed a declining trend, growing across all size categories compared to August 2022 (the last time these data were available). Note, the table below does not correspond with the annual year-over-year totals above. Prior to this report, analysis of registrations by property size was done as needed at various points in time. Going forward, SDCI will include this breakdown in annual reports to develop a consistent series of data.

Size Category	July 2018		May 2020		August 2022		End of 2023	
	Properties	Units	Properties	Units	Properties	Units	Properties	Units
Single Unit	21,174	21,174	23,853	23,853	18,740	18,740	18,949	18,949
2 to 4 Units	5,145	13,529	5,420	14,156	4,072	10,678	4,143	10,847
5 to 20 Units	3,239	30,951	2,824	27,394	2,536	24,951	2,659	26,029
21 to 50 Units	877	27,503	829	26,069	805	25,353	847	26,715
51 to 99 Units	286	20,112	290	20,482	307	21,633	360	25,435
100 to 199 Units	155	21,291	164	23,108	169	23,428	191	26,606
200+ Units	71	19,869	87	25,517	100	29,110	133	39,472
Total	30,947	15,4429	33,467	160,579	26,729	153,893	27,282	174,052

The increase in registered rental properties can be attributed to more rental properties coming on to the market and increased follow up on unregistered properties and enforcement by the RRIO program. In 2023, the RRIO program focused on catching up and stabilizing enforcement

after reduced enforcement capacity and increased non-compliance during the COVID-19 Pandemic. The program continued to identify possible rental properties that had not registered with the program. The program focused on pursuing unregistered properties primarily from public complaints, field observations, and larger properties that required minimal research to show they were rentals. For non-compliant property owners, RRIO mailed warning letters and Notices of Violations (NOVs) to encourage unresponsive property owners to register.

B. The status of rental property inspections including the number and type of inspection failures and resulting property improvements

Inspection statistics for 2023 are as follows:

Percent of registered properties that completed and passed an inspection in 2023	14.8%
Total number of properties that completed and passed the inspection requirement in 2023	4,030
Completed by Private Inspectors in 2023	2,532
Completed by City Inspectors in 2023	1,414
Completed by Alternate Means (such as HUD inspection) or a combination of inspection types	36
Completed by Mixed Inspection (Use of both City Inspector and Private Inspector)	48

2023 was the first year since the COVID-19 outbreak that the program was able to complete a full year of inspections. Earlier years had partial or full suspension of in-person inspections due to public health directives. The program exceeded the RRIO ordinance target of inspecting 10% of registered properties, with inspections completed on 14.8% of properties. The program increased inspections over the annual target in order to begin catching up with the longer-term RRIO target of inspecting all properties at least once every 10 years. To date, the RRIO program has had 21,504 properties complete the inspection requirement, which represents 79% of registered properties.

Approximately 15% of the inspections were re-inspections. The RRIO ordinance requires that 10% of properties that have already completed their inspection five or more years ago be randomly selected a second time for a re-inspection.

To pass a RRIO inspection, the property needs to be issued a Certificate of Compliance. When a property fails a RRIO inspection, the inspector identifies what corrections need to be made and works with the customer to bring the property into compliance with the RRIO checklist standards. Rental properties may have more than one failure or correction, and it may take time to get completed. Once completed, an inspector must confirm the corrections before the rental property is issued a Certificate of Compliance.

The top 10 RRIO inspection failures observed by City inspectors and the frequency in 2023 are in the table below. Note that this does not include the results of inspections performed by qualified private inspectors, who are not required to submit detailed inspection results in most cases. Rather, private inspectors most often are required to submit the final passing Certificate of Compliance. In communications with private inspectors, they have reported seeing similar trends.

RRIO Checklist Item	# of Failures
*6.2 Any electrical equipment is improperly installed or connected, tampered with, or otherwise unsafe, including but not limited to meter bays, service panels, subpanels, main disconnect, and receptacle outlets within 3 ft. of water that are not ground fault interrupter (GFI) style or GFI protected circuit.	987
*3.3.a Smoke alarms are missing, not functional, or not installed inside of all sleeping rooms.	690
*3.3.d Carbon monoxide alarms are missing, not functional, or not installed in a central location outside each sleeping area and on every level of the home. Note: Carbon monoxide alarms should not be located within 15 feet of fuel burning appliances.	459
*1.4.e Handrails, including intermediate rails or other guards on any open side 30 inches or more above grade, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	311
*3.3.b Smoke alarms are missing, not functional, or not installed in a central location outside all sleeping rooms.	289
*2.3.d Handrails/, including intermediate rails or other guards on any surface 30 inches or more above adjacent walking surfaces, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	265

*2.2.a Wall, floor, or ceiling coverings are missing, damaged or broken such that the opening creates an unsafe condition. Examples include but not limited to exposed framing members, exposed electrical components, exposed plumbing, access for rodents and insects, or other unsafe conditions.	208
*6.1 Exposed unprotected wiring is evident in any room.	167
*1.4.d Guardrails, including intermediate rails or other guards, on the open sides of any landing, deck, or platform that are 30 inches or more above grade or other surfaces are missing, loose, broken or are otherwise unsafe. Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height.	137
*3.3.c Smoke alarms are missing, not functional, or not installed on each floor, including basements. Note: Not required in crawl spaces and uninhabitable attics.	135

Improperly installed electrical equipment was the most common failure in 2023. This became a common failure with an addition to the RRIO inspection checklist requiring ground fault interrupter (GFI) outlets next to sinks. GFI protected circuits are a critical life-safety protection; they are usually easy to install, including retrofitting older construction. Missing or nonfunctional smoke alarms and CO alarms were also common failures. Failing this item is usually more significant than a missing or dead battery. Before an inspection, inspectors usually encourage property owners to bring spare batteries to the inspection.

A complete table of City inspection results is available in Attachment A.

C. The extent to which additional RRIO inspections have occurred as a result of code compliance violation or failure of a RRIO inspection

Since 2017, the RRIO program has had the option to require additional inspections when there is evidence of more wide-spread safety or maintenance problems on a property. In 2019, the RRIO program implemented changes adopted in Ordinance 125851 to receiving and processing private inspection results. The City no longer receives and reviews private inspection results for rental properties that have 100 percent of units inspected by a private inspector. RRIO still requires private inspection results to be submitted to the RRIO program auditor for review if a unit or property fails the checklist for rental properties that do not have 100 percent of units inspected. SDCI’s RRIO program auditor reviews the rental properties where only a sample of

units are inspected and applies criteria to determine whether the reported failures indicate systemic or building-wide problems and, if so, selects additional units for inspection.

In 2023, SDCI required 121 additional units to be inspected at 37 multi-unit properties based in the inspection results submitted by private inspectors. SDCI inspectors identified conditions that warranted additional RRIO inspections in 102 units at 18 multi-family properties.

D. Whether the fees associated with the program actually reflect program costs

Registration and renewal fees are the primary source of funding for the RRIO program. Until 2023, the two-year registration and renewal fee was \$70 per property, including the first unit, and \$15 for each additional unit. Inspection fees are the second largest source of revenue for the RRIO program. These fees were \$175 for the property, including the first unit, and \$35 for each additional unit inspected. These fees are only collected on properties selected for inspection when a property owner chooses to use a City inspector (as opposed to a private inspector). The program also has fees for private inspector registration and training, private inspector filing fees, late registration fees, late inspection fees and the program retains a portion of civil penalties collected. These sources do not generate significant program revenue.

SDCI conducted a fee study in 2023 to account for decreased registrations, increasing labor and other program expenses, and a sustainable plan for paying back earlier startup expenses. Fees had not been changed since 2019 and a planned fee increase was delayed due to the COVID-19 pandemic.

In 2023, the Council approved the following fee increases to take effect in 2024:

Fee	2019-2023	2024
Property Registration/Renewal fee	\$70	\$110
Add. Unit Registration/Renewal fee	\$15	\$20
Private Inspector Training	\$200	\$300
Private Inspector registration	\$250	\$300
City Inspection Property Fee	\$175	\$210
Add. Unit City Inspection Fee	\$35	\$40
Private Inspection Processing Fee	\$40	\$50

Registration/Renewal & Inspection late fee	\$30	No Change
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RRIO’s revenue, expenses, and fund balance at the end of 2023 were:

RRIO Program 2022 Life-to-Date Fund Balance	\$(5,436,696)
RRIO Program 2023 Revenue	\$3,068,276
RRIO Program 2023 Expenses	\$(2,532,672)
RRIO Program 2023 Life-to-Date Fund Balance	\$(4,811,367)

* 2023 LTD balance includes below the line financial transactions including RRIO program contribution to reserves, process improvement and technology payback, financing and interest earned.

E. The number and type of code compliance complaints that have occurred on properties registered with the RRIO program

In 2023, SDCI opened 360 code compliance cases on registered properties. These cases covered a broad range of issues, including housing conditions, tenant-landlord issues, weeds, junk storage, and building without a permit.

It’s difficult to draw conclusions from the fact that some registered properties have other code compliance complaints. Many complaints have nothing to do with rental housing conditions. With respect to property conditions, RRIO registration requires a self-declaration by the property owner that the property meets the RRIO standards and property owners may not be fully aware of unit conditions. Also, there can be a significant time lag between RRIO registration or inspection and a subsequent complaint. Nevertheless, a code violation may occur regardless of when the inspection or assessment was made.

F. The extent to which the civil warrant process has been used

To date, the RRIO program has not needed to seek a civil warrant.

G. The extent to which audits of private qualified rental housing inspectors have occurred and any related findings

In 2019, Council passed Ordinance 125851, and the RRIO program implemented changes to receiving and processing private inspection results. The City no longer receives and reviews private inspection results for rental properties that have 100 percent of units inspected by a private inspector. RRIO still requires private inspection results to be submitted to SDCI’s RRIO program auditor for review if a unit or property fails the checklist for rental properties that have a sample of units inspected (usually 20 percent). The RRIO program auditor can then review those results and apply criteria to select additional units for inspection.

In 2023, 387 private inspection results were audited. Based on reported conditions, SDCI’s RRIO auditor ordered expanded RRIO inspections of 121 units at 37 multi-unit properties.

RRIO requires inspectors to leave behind an inspection results and feedback form for tenants. When issues are raised by tenants, SDCI’s RRIO auditor follows up to determine if a problem occurred and offer a follow-up auditing inspection. In 2023, 25 feedback responses were received, and no significant issues were raised, or audit inspections requested by tenants.

The table below summarizes the RRIO auditing program and results for 2023.

Audit Element	Results
Audit failing inspection results from private inspectors. Pick additional units for inspection when appropriate.	387 failed inspection results were audited. 121 units were picked for additional inspections at 37 multi-unit properties.
Tenant feedback from leave-behind reports.	25 feedback responses were received
Access properties and units previously inspected by private inspectors to audit their conclusions.	SDCI had no access to units previously inspected by a private inspector in 2023. As in past years, no indication of inspector misconduct was found.
Follow up with private inspectors to verify work was done and ask other questions about how inspections are going.	Frequent, ongoing communication with private inspectors through email, face-to-face meetings, and phone calls. Approximately 20 corrective email contacts were initiated with private inspectors.
SDCI tracking and follow up on complaints about private inspectors.	In 2023, the RRIO auditor received 2 inquiry/complaints regarding private inspectors.
SDCI authority to revoke RRIO private inspector certification for cause.	So far, there has been no occasion to revoke a private inspector certification.

OTHER ACCOMPLISHMENTS

The RRIO program had several other notable accomplishments in the last year, outlined below.

Enforcement Push

During much of the COVID-19 pandemic, the RRIO program pursued limited enforcement due to staffing constraints and challenges communicating with customers. The program focused enforcement primarily on problem properties and larger properties which were clearly rentals. The RRIO program reinstated full late registration and renewal enforcement in the fall of 2022 and continued the enforcement catch up in 2023. This was a significant effort that involved reassigning staff to coordinate enforcement, training new staff, and updating customer communications. The program developed a “front-of-the-line, back-of-the-line” approach, sending reminder/warning letters to all properties shortly after they go overdue for registration or renewal and also working forward from properties that went overdue during the pandemic. By the end of 2023, SDCI sent 3,103 warnings for overdue registrations and renewals, 3,302 warnings for overdue inspections, and 135 notices to newly discovered likely rental properties that were not registered. The result has been an increase in registered properties and a significant clearing of inaccurate information in the RRIO database, such as the removal of properties that are no longer rentals.

RRIO Audit

In 2023 the Seattle Office of the City Auditor conducted an audit to: (1) investigate the decline in properties registered under RRIO, and (2) develop actionable recommendations to improve data collection, enforcement measures, and other related policies and procedures. RRIO program staff supported the audit by providing background information, data, and relevant stakeholder contacts.

The final report, [*Understanding Seattle’s Housing Market Shift from Small to Large Rental Properties: A Rental Registration and Inspection Ordinance Program Audit*](#), was released December 2023. The report recommends policy, administrative, outreach, and technology improvements for the RRIO program. SDCI concurs with the recommendations.

Outreach

Most RRIO outreach has been incorporated into the broader “Renting in Seattle” tenant and landlord resource program. Additionally, RRIO uses an email distribution list of over 19,000 landlords or property managers to share information of interest to rental property owners.

RRIO has maintained its ongoing core outreach tools, including:

- Direct mail to newly discovered likely rental property owners, including notification letters, reminder letters and warning letters;
- A comprehensive website at www.seattle.gov/RRIO that is consistently updated to ensure relevant policy and information changes;
- Two brochures – one with general program information, one focused on inspections and directed primarily at renters - translated into 13 languages other than English;
- Partnerships with property owner associations to help get the word out to their membership; and
- A video narrated in 11 languages that discusses the inspection aspect of the RRIO program, with a focus on tenants and how inspections will impact them.

RRIO outreach materials, website, forms, and landlord communications were updated in 2023 to reflect the 2024 fee changes. The fee changes were communicated to the landlord community through the RRIO listserv and SDCI’s Building Connections newsletter.

RRIO program staff spoke at the annual Trends trade show for rental property owners. The RRIO program also staffed a table at SDCI’s annual home fair.

Race and Social Justice Initiative

RRIO built a number of community outcomes and goals centered in Race and Social Justice (RSJ) principles into program design and implementation. The overall goal is to eliminate substandard rental housing, which particularly affects people of color, low-income people, and other historically underrepresented communities. Toward that goal, RRIO:

- Included RRIO messaging in broader inclusive outreach through the *Renting in Seattle* initiative to tenants and landlords.

- Continued distribution of the main RRIO program brochure in 13 languages besides English and distribution of translated brochures to locations which serve non-English speaking communities.
- Continued a cultural competency component in the private inspector training to help prepare private inspectors to work with all Seattle communities.

Improved Customer Service

The RRIO program made important improvements to customer service in 2023. First, a severed link in the inspection scheduling phoneline was repaired, allowing the program to return to live staffing for inspection calls. The link was severed during a City migration to internet-based softphones. While the link was broken, inspection calls went to a voicemail box which was monitored throughout the day.

The RRIO program also set up a Zendesk portal for customers to contact the program electronically. This replaced an earlier system with a more user-friendly experience that also better tracks customer contacts. The result was 1,181 customer contacts in the Zendesk system, as opposed to 626 contacts in the earlier system in 2022.

2024 PRIORITIES

Continued Inspection Catch Up

Despite progress made in 2023, SDCI remains behind on the long-term target of inspecting 100% of properties in 10 years after over two years of paused RRIO inspections during the COVID-19 pandemic. In 2023 SDCI increased the number of inspectors assigned to RRIO and increased the number of inspections to catch up with the reduced inspections during the pandemic. SDCI will continue this effort in 2024.

Managing RRIO Compliance

The RRIO program will continue to make improvements in enforcement and compliance for unregistered rental properties in 2024. The 2024 budget authorizes funding to maintain temporary staff assisting with enforcement coordination and property research, which is one of the biggest enforcement challenges.

When a property does not renew a rental registration, the program does not usually know why. The owner may not have received the renewal notice, there may be a new owner or manager, the property may no longer be a rental, or the owner may have purposely not renewed. Each

non-renewal requires research to determine the situation and initiate the proper follow up: removing non-rentals from the registry, updating contact information, or issuing a violation.

Auditor Recommendations Follow up

The RRIO program will follow through on auditor recommendations from *Understanding Seattle's Housing Market Shift from Small to Large Rental Properties: A Rental Registration and Inspection Ordinance Program Audit*. The program has already started on recommendations related to outreach, cross department coordination, data cleanup, and administration. The program will scope IT improvements in 2024 and seek IT capacity to make the improvements. The program will support policy discussions related to broader recommendations by the auditor.

Inspection Checklist Update

The RRIO program intends to conduct a periodic review of the RRIO inspection checklist. The primary focus will be clarification of existing standards in the checklist. The program will consult with City and private inspectors for their experience applying the checklist in the field and needed clarifications or missing items they may have observed. Any checklist changes will be adopted through a Director's Rule, which will include an opportunity for stakeholders to provide feedback.

CONTACT

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ATTACHMENT A
RRIO Checklist Failures – 2023

Checklist Item	Count of failures
*6.2 Any electrical equipment is improperly installed or connected, tampered with, or otherwise unsafe, including but not limited to meter bays, service panels, subpanels, main disconnect, and receptacle outlets within 3 ft. of water that are not ground fault interrupter (GFI) style or GFI protected circuit.	987
*3.3.a Smoke alarms are missing, not functional, or not installed inside of all sleeping rooms.	690
*3.3.d Carbon monoxide alarms are missing, not functional, or not installed in a central location outside each sleeping area and on every level of the home. Note: Carbon monoxide alarms should not be located within 15 feet of fuel burning appliances.	459
*1.4.e Handrails, including intermediate rails or other guards on any open side 30 inches or more above grade, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	311
*3.3.b Smoke alarms are missing, not functional, or not installed in a central location outside all sleeping rooms.	289
*2.3.d Handrails/, including intermediate rails or other guards on any surface 30 inches or more above adjacent walking surfaces, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	265
*2.2.a Wall, floor, or ceiling coverings are missing, damaged or broken such that the opening creates an unsafe condition. Examples include but not limited to exposed framing members, exposed electrical components, exposed plumbing, access for rodents and insects, or other unsafe conditions.	208
*6.1 Exposed unprotected wiring is evident in any room.	167
*1.4.d Guardrails, including intermediate rails or other guards, on the open sides of any landing, deck, or platform that are 30 inches or more above grade or other surfaces are missing, loose, broken or are otherwise unsafe. Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height.	137
*3.3.c Smoke alarms are missing, not functional, or not installed on each floor, including basements. Note: Not required in crawl spaces and uninhabitable attics.	135
*7.4 Visual evidence that a pressure temperature relief valve on a hot water heater is missing, not installed properly, has been tampered with, the relief valve is dripping, or is otherwise unsafe.	111
*8.4 Toilet does not flush, is broken, leaks at the base, or is not secure to the floor.	94
*7.3 Evidence the plumbing system is not connected to an approved sewer or a potable water source, or is not in good working order. Evidence includes, for example: (1) strong sewer gas smell in the basement, crawlspace or outside of unit; (2) leaking of basement plumbing pipes; (3) clogged or very slow drains; (4) flexible traps or other improper piping; or (5) otherwise unsanitary.	90
*3.2.c The main entrance door to housing unit or single-family dwelling does not have an observation port, window in the door, or side light window. Observation ports shall be installed at a height of not less than 54 inches and not more than 66 inches from the floor. Side light window distance to door no more than 31 inches.	90
*2.3.e Guardrails/, including intermediate rails or other guards, on any landings, or platforms that are 30 inches or more above adjacent walking surfaces are missing, loose, broken, or otherwise unsafe. Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height.	86
*2.1.a Any habitable room, bathroom, or laundry room does not have the required openable windows, passive or mechanical ventilation.	64
*3.2.b Any entrance door, including sliding doors, to housing unit or single-family dwelling does not have at least one operable dead bolt or deadlatch openable from the inside without a key or other approved locking device.	58
7.2 Any individual unit water heater is set above 120 degrees Fahrenheit and missing safety straps.	48
*3.1.b Emergency escape windows do not meet size or sill height requirements. Escape window opening not a minimum of 5.0 sq. ft. within 5 ft. of grade or 5.7 square feet if higher than 5 ft. above grade. (See above for full requirements.)	39
*2.1.c Bathroom and laundry room fan or passive vent, if used in place of openable windows, is not operable, pulling air, or vented to the exterior. .	36
*1.5.c Windows or doors have missing pieces or are cracked and allowing water or weather penetration (e.g., seeping water, leaking air, coming in through a crack or hole)	34

*1.4.c Exterior stairs have broken, loose, decayed, or missing pieces, or are otherwise unsafe.	34
*8.1 Bathroom does not include a fully functional sink, toilet, and tub or shower.	31
*8.5.a. Dripping faucets, or slow drain.	31
*3.4.e Any door to a storage, maintenance, laundry, or building service room accessible by tenants is not self-closing and self-locking and is not openable from the inside without a key.	30
*9.5.b Is not operable, broken, or otherwise unsafe, faucet cannot turn on, or no hot and cold water.	27
*8.5.b. Is not operable, broken, or otherwise unsafe, faucet cannot turn on, or no hot and cold water.	26
*6.5 Any electrical extension cord used for permanent extension of power in place of approved installed wiring. An improper extension cord use may include: (1) running the cord through doors, doorways, halls, windows, cabinets; (2) concealed extension cords within walls, floors, or ceilings; (3) cords installed on walls and ceilings; or (4) otherwise unsafe.	26
*1.5.d Any openable window within 10 feet of grade or above any deck, balcony or porch is missing latch or has defective latching device.	25
*3.2.a Any entrance door, including sliding doors, to a housing unit or single-family dwelling is not capable of resisting forcible entry or damaged to the extent that the door or the door casing is otherwise unsafe.	24
*1.4.b Exterior decks or other platforms have broken, loose, decayed, missing pieces, or are otherwise unsafe.	22
*8.6.b Is not operable, broken, or otherwise unsafe, faucet cannot turn on, or no hot and cold water.	21
1.5.a Weather stripping is missing or allowing air to enter.	20
*3.1.a Emergency escape window or door is missing, blocked, or inaccessible.	20
*2.1.b Kitchen fan, if used in place of openable windows, is not operable or pulling air.	19
*5.1.a Required permanently-installed heating equipment/device is defective or missing.	16
*2.3.c Interior stairs have loose, broken, decayed, missing pieces, or are otherwise unsafe.	15
*10.2 Visible evidence of rodents or insects such as bedbugs, ants, cockroaches, or silverfish. Note: documentation issued by a certified exterminator or a certified fumigator is sufficient to pass this item in the following cases: (1) the documentation confirms the existing treatment program is appropriate and following the recommended treatment plan; (2) documentation of a new or expanded treatment program and at least one treatment performed following the new or expanded treatment program; or (3) documentation that there are no pests present.	15
*2.2.b Walls, floors, or ceilings are soft, spongy, or wet to the touch.	15
*6.4 Any bathroom, laundry room, utility room, common hallway, stairway, or porch does not have an operable light fixture.	14
*1.4.a Exterior Stairs: Structural members are leaning, decayed, detached or are otherwise unsafe	14
9.4.a Cooking appliance: One or more parts are inoperable or missing but appliance still has food cooking capability.	13
*6.3 Any habitable room does not have an operable light fixture and an electrical outlet, or two electrical outlets. Any kitchen does not have an operable light fixture and three operable outlets, one of which may serve an installed cooking range.	13
*7.1 Running water temperature is below 100 degrees Fahrenheit.	13
*1.6.b Exterior wall is failing: leaning, crumbling, missing pieces, broken, or deflected.	13
*9.5.c Under sink plumbing assemblies including any piping, faucet risers, traps, or sink connectors are leaking.	12
*1.6.a Exterior walls allow water or weather penetration (e.g., seeping water, leaking air, coming in through a crack or hole)	12
5.1 Heat source in the unit is permanent, working, and in good repair.	11
*9.5.a Dripping faucets, or slow drain.	11
*8.5.c. Under sink plumbing pipes or connectors are leaking.	11
*3.1.c Security bars, grills or similar devices on emergency escape windows are not openable or have inoperable release mechanisms.	11
1.5.b Sills or frames have decayed wood or separated joints.	10
*3.4.b Stairway enclosure doors do not self-close and latch.	9
*3.4.c Exit doorway and change of direction of a corridor is missing a well-lighted exit sign or placard that is illuminated in the event of power supply failure.	8

*2.1.d Clothes Dryer ducts are plastic, detached, leaking, damaged, not vented to the exterior or otherwise restricting airflow.	7
*8.6.a Dripping faucets, or slow drain.	7
*3.4.a Exterior building entrance doors, except entrance doors which open directly into a single housing unit, shall be self-closing, self-locking, and equipped with a deadlatch or other approved locking device.	7
9.2 Counter is missing tile, pieces are broken, is made of a porous material, or is pulling away from the wall.	6
*9.4.b Cooking appliance not rated for indoor use or entire appliance is inoperable.	6
*4.3 Any sleeping room measures smaller than 70 square feet in size.	5
*9.3.b Is inoperable or not in good working condition.	4
*1.3.b Foundation is failing: leaning, crumbling, missing pieces, broken, or deflected.	4
*2.2.d Floors and any support system is not maintained in a safe and sound condition	4
*5.3.b Any gas, wood, or fuel-burning heat source lacks proper ventilation or is not properly isolated from a sleeping area.	4
*1.1.a Roof has holes and/or structural member is broken or decayed.	3
*4.2 Any habitable room except the kitchen measures less than seven (7) feet in any floor dimension.	3
*1.1.b Roof is not weather-proof or has clear evidence of leaking.	3
*6.2 Any electrical equipment improperly installed or connected, tampered with, or unsafe, including but not limited to meter bays, service panels, subpanels, or main disconnect.	3
*2.4.a Lead paint - any room constructed before 1978 with peeling, chipped, or otherwise deteriorated paint exceeding two square feet or 10% of any component such as a window assembly, including frame and sill, or door frame. Note: To correct this condition property owner must demonstrate that the painted repair was made by a Washington State Lead Safe Certified contractor or provide documentation that there is no lead hazard present.	3
*9.1 Dwelling unit does not have a kitchen which must include sink, counter, and cabinets, as well as a cooking appliance, and refrigerator or space and approved hookups for the appliances.	3
8.5 BATHROOM SINK	3
9.3.a Missing a handle or seal is compromised.	3
*2.3.b Landings or other platforms have broken, loose, decayed, missing pieces, or are otherwise unsafe.	3
5.2 Temperature can be maintained at a minimum of 68oF when exterior temperature is 24oF or higher.	3
*3.4.d Interior fire-resistant walls and ceilings or corridors in apartment buildings are compromised by cracks, holes, or loose or broken plaster, not maintained in a safe and sound condition, or their fire resistance has been otherwise compromised.	3
*8.3 Tight-fitting door missing if bathroom is in a food preparation area.	2
8.7 Bathroom Counter is missing tile, pieces are broken, is made of a porous material, or is pulling away from the wall.	2
*5.2.a Permanently-installed heating system is not capable of maintaining required temperature in any habitable room or bathroom.	2
*1.2.c Chimney: Pulling away from structure, unstable, or otherwise at risk of falling.	1
9 SANITATION STANDARDS: KITCHEN	1
*1.4.e Handrails, including approved intermediate rails or other guards on any open side 30 inches or more above grade, on any flight with more than three risers are missing, loose, broken, not graspable or otherwise unsafe. Note:Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	1
*3.2.c The main entrance door to housing unit or single-family dwelling does not have an observation port, window in the door, or side light window. Observation ports shall be installed at a height of not less than 54 inches and not more than 66 inches from the floor.	1
1.2.a Chimney: Loose or missing bricks at the top and/or masonry requires repointing at top.	1
4.1 Dwelling unit does not have at least one habitable room that is 120 square feet (square footage requirements do not apply to units comprised of a single habitable room such as a Single Room Occupancy, rooming house, or micro-housing unit).	1
*1.4.d Guardrails, including approved intermediate rails or other guards, on the open sides of any landing, deck, or platform that are 30 inches or more above grade or other surfaces are missing, loose, broken or are otherwise unsafe.	1
*1.4.e Handrails, including approved intermediate rails or other guards on any open side 30 inches or more above grade, on any flight with more than three risers are missing, loose, broken, not graspable or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	1

*10.1 Garbage/rubbish is accumulated outside of trash receptacles.	1
*7.5 Gas piping is leaking, kinked, crushed, inadequately supported, or pulling away from the wall and is otherwise unsafe. (NOTE: if leak detected, evacuate and call 911 immediately)	1
*2.3.d Handrails/, including approved intermediate rails or other guards on any surface 30 inches or more above adjacent walking surfaces, on any flight with more than three risers are missing, loose, broken, not graspable or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	1
*3.1.b Emergency escape windows do not meet size or sill height requirements.	1
*8.6.c Plumbing pipes or connectors are leaking.	1
*2.2.a Wall, floor, or ceiling coverings are damaged or broken such that the opening creates an unsafe condition. Examples include but not limited to exposed framing members, exposed electrical components, exposed plumbing, access for rodents and insects, or other unsafe conditions.	1