

City of Greensboro's Good Repair Ordinance

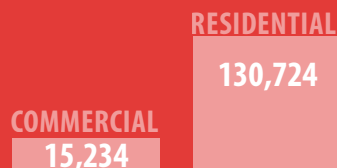
www.greensboro-nc.gov/GoodRepair

PROPERTIES

Examples that fall under the Good Repair Ordinance are:

- office buildings
- non-residential floors/spaces of mixed-use buildings

COMMERCIAL VS. RESIDENTIAL ADDRESSES IN GREENSBORO



INSPECTION INITIATION

Who can initiate inspection of a property suspected in violation of Good Repair Ordinance?



INVESTIGATIONS

Complaints are investigated within 3 business days of receipt. Inspectors open a case if they find at least one major violation or more than five minor violations.

MAJOR VIOLATIONS:

- Life & health safety hazards
- Dangerous building conditions, egress or system operations.

CORRECTING VIOLATIONS

- First, the City issues an Inspector's Order to give a building's owner no more than three 30-day extensions.
- Owner could be given more extensions by the Director of Neighborhood Development, but not to exceed 180 days with evidence of reasonable and continual progress.

COMPLIANCE



COMPLIANCE ACHIEVED?
Case is closed.



COMPLIANCE NOT ACHIEVED?
The case goes before the Minimum Housing Standards Commission for review.

The commission has the authority to order either of these:

- Repair, alter or improve the building or section of building in violation
- Vacate & secure the building or section to prevent all public access
- Remove or demolish the building if cost of repair would exceed 65% of its current value.



GOOD REPAIR ORDINANCE IS

- for non-residential property what the Minimum Housing Code is for residential property
- a guideline for minimum standards for maintenance, sanitation and safety of buildings and structures within Greensboro city limits.



GREENSBORO
NEIGHBORHOOD
DEVELOPMENT

Both the Good Repair Ordinance and the Minimum Housing Codes are enforced by Neighborhood Development Department's Code Compliance Division.

EXCEPTIONS

Exceptions to the above orders are if a building is:

- a local historic landmark, listed in the National Register of Historic Places or located in a locally or nationally designated historic district
- a vacant manufacturing or industrial warehouse facility.