

# City of Carbondale



**INFORMATIONAL MEETING**

**Residential Rental Inspection Program**

October 21, 2009

# Staffing & Administrative operations

**Building & Neighborhood Service Division is within the Development Services Department**

**Staffing:** Neighborhood Inspection Supervisor, BNS Secretary, 6 Neighborhood Inspectors, Building Inspector, Housing Rehabilitation Specialist, and seasonal Weed Inspector

**Responsibilities & Functions:** The mission of the Building and Neighborhood Services Division is to protect the public's health and safety, enhance the quality of the City's residential and commercial areas and to ensure a safer built environment.

BNS primary responsibilities are to ensure new construction meets all pertinent codes and ordinances as well as administer programs and services to maintain the integrity and viability of the housing stock and eliminate hazards that adversely impact neighborhoods.

Major program is the Mandatory Rental Inspection Program of residential properties within corporate limits of Carbondale

# OVERVIEW

## Residential Rental Inspection Program

- Established in 1994 by City Council
- Requires all rental dwelling units to be registered with the City of Carbondale and inspected every three years
- Estimated 9,400 rental dwelling units within Carbondale
- Annual registration fee of \$35/dwelling unit became effective on January 1, 2009.
- Program is administered through the Building & Neighborhood Division of the Development Services Dept.
- Properties exempt from program: on campus housing, Jackson County Housing Authority developments, nursing homes & institutional housing, hotels & overnight lodging

# Annual Registration

Effective January 1, 2009

- Property owners of rental dwelling units are required to register residential rental properties with the Building & Neighborhood Services Division.
- Registration fee of \$35.00/dwelling unit must be paid at time of registration and due annually in January. Invoices will be sent out in late November / early December.
- Property owners or duly authorized agents of rental units failing to register such property with the City of Carbondale within thirty (30) days of assuming ownership, management or supervision of such rental dwelling units will be subject to legal action.
- Mandatory inspections will be initiated on a three year cycle or at any time a formal complaint is filed or reason to believe serious violations exist.
- In the event a properly registered dwelling unit is not inspected within the prescribed three year time frame the registration fees for that dwelling unit will be waived and or reimbursed by the City.

# Annual Registration (continued)

- One invoice with multiple properties under same ownership.
- Full payment due to the City of Carbondale Finance Department by the end of January.
- Any discrepancies on units being invoiced are to be made directly to the BNS Office who will review and if needed advise Finance office to provide a revised invoice.
- If rental property is sold or changes hands during the year the new owner must contact BNS within 30 days of transfer of property. No additional registration fees will be required UNLESS the annual fees have not been previously paid in full.
- Full code (section 14-4-16) on the Mandatory Rental Housing Inspection Program is posted on the City of Carbondale website [www.explorecarbondale.com](http://www.explorecarbondale.com)

# Residential Lease Agreements

## Provisions Required In Agreement

MUST include an addendum, incorporated by reference in the lease agreement and signed by both the tenant and lessor, that clearly states any and all fees and/or charges, excluding normal monthly rent, actual damages, and cleaning charges, that may be assessed to the tenant, either during the rental period, or upon termination of the lease agreement.

If lessor, or its agent, fails to provide a copy of the executed lease agreement, with the required addendum to a tenant, by the date the lease agreement was signed by the tenant and deposit made, that tenant shall not be responsible for any charges or fees associated with the provision.

**Section 14-4-18 Carbondale Revised Code**

# Invoice Example

Single family house (1 rental dwelling unit) = \$35.00

INVOICE # :	3807	DATE:	10/17/08		
	City of Carbondale PO Box 2047 200 South Illinois Ave. Carbondale, IL 62902				
PHONE :	618-549-5302				
FAX :	618-457-4284				
E-MAIL :	INVTX@CIC.CARBONDALE.IL.GS				
CITY OF CARBONDALE PO BOX 2047 CARBONDALE	IL 62902-2047	2278 City of Carbondale Rental Property Inspections C/O Finance Department 200 South Illinois Avenue Carbondale, IL 62901			
ATTN: FINANCE DEPARTMENT		MAKE CHECKS PAYABLE TO: CITY OF CARBONDALE			
TERMS: DUE JANUARY 31	PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. PAYMENT MUST BE RECEIVED BY THE DUE DATE IN ORDER TO AVOID A PENALTY.				
2008 RENTAL PROPERTY INSPECTION FEE PER OUR RECORDS THE BELOW LISTED PROPERTIES ARE UNDER YOUR OWNERSHIP. IF THERE ARE DISCREPANCIES PLEASE CONTACT THE BUILDING & NEIGHBORHOOD SERVICES DEPARTMENT @ 618-457-3237.					
ATTACH HERE - RETAIN BOTTOM PORTION FOR YOUR RECORDS.					
SUBTYPE	ARTYPE	LN#	QUANTITY	UNIT PRICE	EXTENDED
STOCK #	WH#	DESCRIPTION			AMOUNT
-----					
		RENTAL PROPERTY INSPECTION FEE FOR THE ADDRESS LISTED BELOW			
		10 0000001.0000			35.00
		204 E COLLEGE STREET		1 DWELLING UNIT	
		SUBTOTAL			35.00
					-----
		TOTAL INVOICE			35.00
					-----

# Invoice Example

Two individual rental properties  
separate addresses

1<sup>st</sup> property with 4 dwelling units  
4 x \$35.00 = \$140.00

2<sup>nd</sup> property with 20 dwelling units  
20 x \$35.00 = \$700.00

**TOTAL FEE DUE = \$840.00**

**NOTE: Additional sheets under 1  
invoice will be used for multiple  
properties under same ownership**

INVOICE # :	9804	DATE:	10/17/08		
	City of Carbondale PO Box 2047 200 South Illinois Ave. Carbondale, IL 62902				
PHONE :	618-549-5302				
FAX :	618-457-3283				
E-MAIL :	CDLE@CI.CARBONDALE.IL.US				
	CITY OF CARBONDALE PO BOX 2047 CARBONDALE IL 62902-2047	2278	<b>City of Carbondale</b>		
ATTN:	FINANCE DEPARTMENT	MAKE CHECKS PAYABLE TO:	Rental Property Inspectors CITY Finance Department 200 South Illinois Avenue Carbondale, IL 62902		
TERMS:	DUE JANUARY 31	PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. PAYMENT MUST BE RECEIVED BY THE DUE DATE IN ORDER TO AVOID A PENALTY.			
2008 RENTAL PROPERTY INSPECTION FEE PER OUR RECORDS THE BELOW LISTED PROPERTIES ARE UNDER YOUR OWNERSHIP. IF THERE ARE DISCREPANCIES PLEASE CONTACT THE BUILDING & NEIGHBORHOOD SERVICES DEPARTMENT @ 618-457-3237.					
DETACH HERE - RETAIN BOTTOM PORTION FOR YOUR RECORDS.					
SUBTYPE	ARTYPE	LN#	QUANTITY	UNIT PRICE	EXTENDED AMOUNT
STOCK #	WH#	DESCRIPTION			
RENTAL PROPERTY	INSPECTION FEE FOR THE ADDRESS LISTED BELOW				
RPINS	10	0000004.0000	4	35.00	140.00
		404 E. COLLEGE STREET			
RENTAL PROPERTY	INSPECTION FEE FOR THE ADDRESS LISTED BELOW				
RPINS	20	0000020.0000	20	35.00	700.00
		316 E. COLLEGE STREET			
SUBTOTAL:					840.00
TOTAL INVOICE					840.00

# Useful Definitions

- **DWELLING:** Any building which is wholly or partly used, designed, or intended to be used for living or sleeping by human occupants; provided that "temporary housing" as hereinafter defined shall not be regarded as a dwelling.
- **DWELLING UNIT:** Any room or group of rooms located within a dwelling forming a single habitable unit with facilities which are used, designed, or intended to be used for living, sleeping, bathing, and eating.
- **RENTAL DWELLING:** any dwelling unit, as defined by Section 4-4-6 of the Carbondale Revised Code, that is rented, leased or allowed to be occupied for any consideration. A non-owner occupied residential structure, or an owner occupied structure that is also occupied by others not related to the owner.
- **ROOMING HOUSE:** Any dwelling or part of a dwelling containing one or more rooming units in which space is rented by the owner or operator to three (3) or more persons who are not the husband and wife, father or mother, son or daughter, grandparent or grandchild, brother or sister, uncle or aunt, nephew or niece or cousin of the first degree, of the owner or operator.
- **ROOMING UNIT:** Any room or group of rooms intended to be used for living or sleeping but not for cooking purposes.

# Inspection Process & Procedures

- Advance notification is given to the property owner or property manager establishing the date and time of the inspection, unless the inspection is complaint related.
- Conflicting schedules shall be worked out with the Neighborhood Inspector assigned to the unit(s) prior to the date of inspection.
- Inspections last approximately one hour per unit (depends on the type of dwelling & condition).
- Inspection includes the structure(s) and premises.
- A copy of a detailed inspection report showing deficiencies and violations is outlined and provided to the owner at the time of inspection.
- All items cited must be corrected within the prescribed time frame.
- A “Certificate of Compliance” will be issued after all violations noted in the report have been corrected in a professional, workmanlike manner.

# Inspection Process & Procedures

- A fee of \$50.00 per re-inspection per dwelling unit will be assessed if after the first re-inspection by the City shows that the identified violations have not been satisfactorily corrected.
- Advance notice to the BNS Office is required 48 hours in advance to reschedule an inspection.
- Exterior repairs that cannot be completed due to weather (i.e. painting in winter) can be extended beyond required deadline. However all other repairs must be completed.
- Missed inspections that have been scheduled are subject to a citation and fees



# Impact of May 8, 2009 Storm Event



PROPERTY DAMAGE ASSESSMENTS MAY 8, 2009 STORM EVENT CARBONDALE, ILLINOIS					
Property Type	Habitable No Visible Repairs	Habitable with Few Repairs	Unhabitable Extensive Repairs	Total Loss	TOTALS
Single Family	2042	1981	93	5	4121
Multi-Family	448	314	16	3	781
Mobile Home	364	168	31	34	597
Business	347	177	0	1	525
Institutional	5	2	1	0	8
<b>TOTALS</b>	<b>3206</b>	<b>2642</b>	<b>141</b>	<b>43</b>	<b>6032</b>

# Post Storm Inspections & Follow Up

Building permits required for major structural repairs.

Replacement of roof does not require a permit unless there was damage to sheathing & structural members.

Roofers are required to be licensed by the State of Illinois



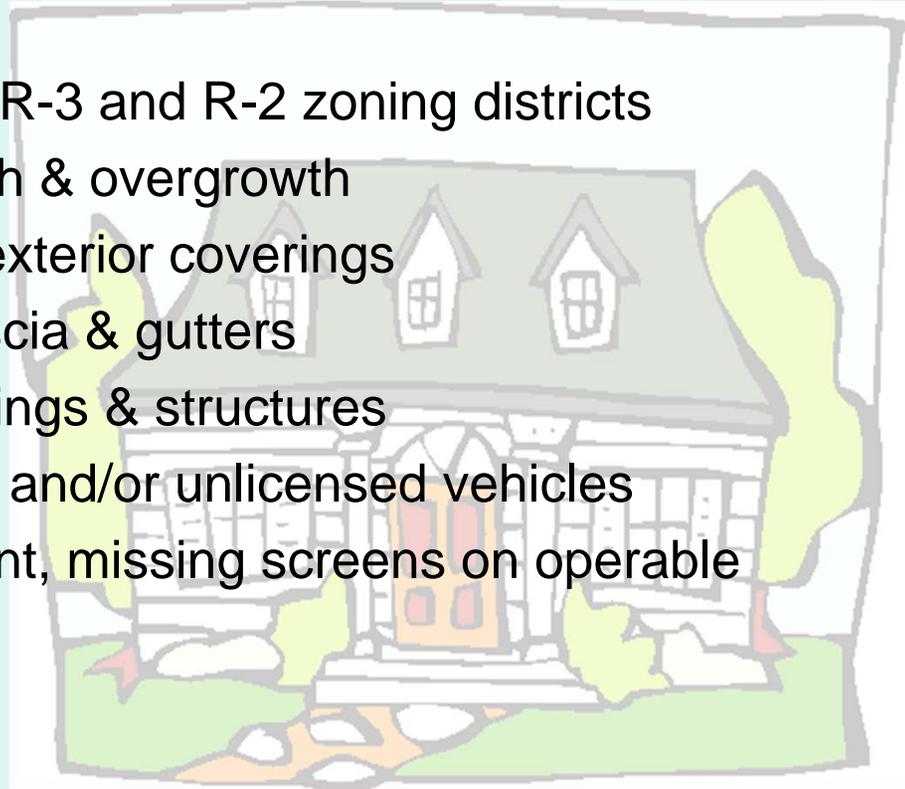
BNS has canvassed the community to detect areas where storm related debris still needs to be removed.

A number of properties still have damage that needs to be repaired.... Especially roofs. These are being closely monitored by BNS and “notices to repair” are being issued.

# Common deficiencies & violations

## *What an Inspector looks for on the exterior:*

- Damaged walks, stairs, handrails & guardrails
- Improperly stored refuse
- Un-delineated parking in the R-3 and R-2 zoning districts
- Detrimental vegetation growth & overgrowth
- Failing foundations, roofs & exterior coverings
- Deteriorated or bad soffit, fascia & gutters
- Deteriorated accessory buildings & structures
- Improperly stored inoperable and/or unlicensed vehicles
- Broken windows, peeling paint, missing screens on operable windows



## Exterior Conditions

improper trash storage, fence in disrepair, improper repair of siding, windows, etc.





## Exterior Conditions

parking delineation on approved surface, roof condition & overall condition of structure

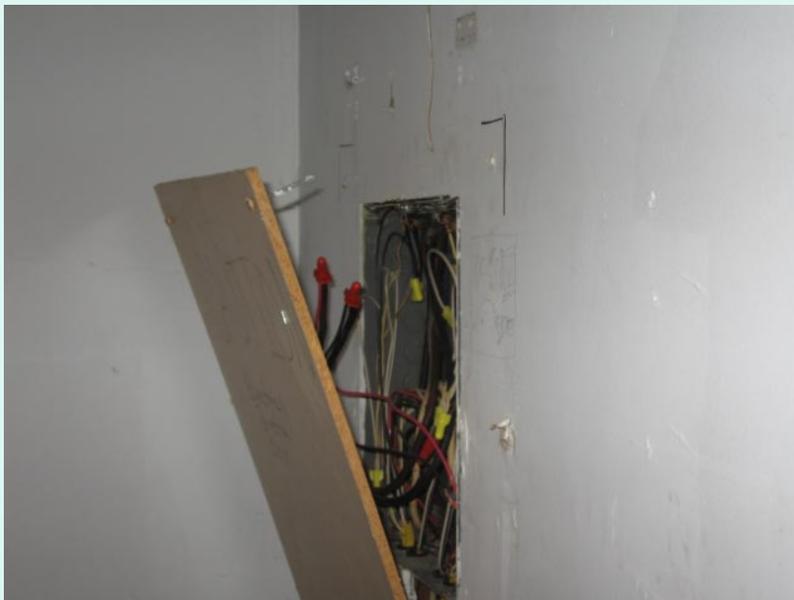


# Common deficiencies & violations

## *What an Inspector looks for in the interior:*

### Life, Health & Safety Issues

- Working smoke detectors & carbon monoxide detectors
- Lockable windows and deadbolt locks on exterior doors
- Properly installed HVAC systems in good operating condition
- Electrical hazards (*i.e. improper wiring, overloaded circuits, outlets*)
- Tripping hazards
- Storage for medical supplies
- Facilities for food storage and preparation
- Bathing facilities (*i.e. proper ventilation, impervious floor covering*)
- Damaged walls, ceilings, floors and floor coverings
- Evidence of structural damage or weakening
- Operable windows & adequate ventilation



**Interior Conditions:**  
Improper electrical  
wiring installations



## Interior Conditions:

Gas Appliances: No shut off valve at appliance, no sediment trap in gas line, improper connections, drip tubes & venting



**Interior Conditions:**  
Damaged floor covering,  
unfinished surfaces,  
compromised exits

# Corrective Actions & noncompliance

- Overall goal is to work collectively with property owners & managers to ensure corrective action on identified violations within timely manner.
- In the event efforts to achieve voluntary compliance is not successful the City has a number of legal paths to pursue:
  - Issuance of citations with prescribed penalties
  - Notice to vacate premises

# Process for appealing interpretation of code

City code does provide a provision for appealing the interpretation of issues relative to the enforcement of the Property Maintenance Code

## Building Board of Appeals

The board hears appeals from any person aggrieved by an administrative decision made by a city official or employee, which was based upon a housing or building code, ordinance, rule, regulation, or statute.

## Requirements for an appeal

- Must be in writing submitted within 14 days of the date of administrative decision.
- Nonrefundable fee of \$100 per appeal.
- Board of Appeals to meet within 30 days of filed appeal.
- Must appear before Board of Appeals to provide information in support of matter being appealed.

**Formal appeals are rare in that in most instances BNS has managed to work with the public to resolve disputed issues**

# Meeting Code Compliance

- Monitor your property and identify repairs and improvements required before scheduled inspection.
- Ensure tenants are notified of date & time of inspection.
- Ask questions of inspector to ensure that you understand what is required to correct any noted violations.
- Confirm date of reinspection with BNS Office and ensure ALL REPAIRS are completed before then.
- Follow up promptly to correct items noted on inspection report as being deficient to avoid additional inspections resulting in inspection fee being assessed.
- Advise tenants of their responsibilities to maintain property.
- Lastly, call the BNS Office if you have any questions



Building and Neighborhood Services Division  
**RENTAL HOUSING INSPECTION**  
**NOTICE OF VIOLATION & INTENT TO VACATE**  
 Phone 618.457.3237 Fax 618.457.3289

Parcel #	Permit IT #	Notice to Appear	Date Corrected

Address \_\_\_\_\_ Unit # \_\_\_\_\_ Inspection Date \_\_\_\_\_  
 The violations on this report shall be corrected within \_\_\_\_\_ days or no later than \_\_\_\_\_, 20\_\_\_\_  
 Agent/Owner \_\_\_\_\_ Inspector & ID # \_\_\_\_\_

Exterior Site and Building Conditions				Mechanical			
Good Repair		C		Good Repair		C	
Roof system	yes no	Bld/aprt #	yes no	CO detector	yes no		
Windows/doors	yes no	Exterior facade	yes no	HVAC equip	yes no		
Foundation	yes no	Trip Hazards	yes no	Electrical panel	yes no		
Walks	yes no	Chimney/cap	yes no	Plumbing	yes no		
Electric service	yes no	Porches/railings	yes no	Drain	yes no		
Ext. stairway	yes no	Delineation	yes no	Supply	yes no		
Drive/pkg area	yes no	Trees/brush	yes no	Water heater	yes no		
Trash/cans/screens	yes no	Window screens	yes no	Washer/dryer	yes no		

Interior and Unit Maintenance		Good Repair		C	
<b>A. Living Room</b> N S E W		Story		B 1 2 3	
Wall/ceiling/floor	yes no				
Windows/operable/locks/screens	yes no				
Entrance-doors/weather-seal/hardware	yes no				
Interior doors/hardware	yes no				
Lighting/receptacles/cords/plugs/hvac	yes no				
<b>B. Kitchen</b> N S E W		Story		B 1 2 3	
Wall/ceiling/floor	yes no				
Windows/operable/locks/screens	yes no				
Entrance-doors/weather-seal/hardware	yes no				
Interior doors/hardware	yes no				
Sinks/range/refrigerator	yes no				
Food prep./storage/counter top/cabinets	yes no				
GFCI/recept/lighting/cords/plugs/hvac	yes no				
<b>C. Bath 1</b> N S E W		Story		B 1 2 3	
Wall/ceiling/floor/storage	yes no				
Windows/operable/locks/screens	yes no				
Lavatory/tub-shower/toilet/ventilation	yes no				
GFCI/recept/lighting/cords/plugs/hvac	yes no				
<b>D. Bedroom 1</b> N S E W		Story		B 1 2 3	
Wall/ceiling/floor	yes no				
Windows/operable/locks/screens	yes no				
Lighting/receptacles/cords/plugs/hvac	yes no				
Interior doors/hardware	yes no				
Escape-window/closet	yes no				
Smoke alarm	yes no				

# Who's Responsible ?

## ***Owner(s) of a premises shall maintain***

- The structure(s) and exterior property in compliance with the requirements of the 2003 Edition of the International Property Maintenance Code and City of Carbondale Ordinances; the most restrictive of the two shall apply.
- A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the above stated requirements.

## ***Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for***

- Keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.
- All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.



# Frequently Asked Questions

# FAQ

**Q.** *If I purchase a house for my children to live in while they attend SIU do I have to register this property as a rental unit?*

**A. Yes.** The Carbondale Revised Code defines rental property as occupied for any consideration. If the children are on the property deed, the property is owner occupied and need not be registered, unless they rent or allow others to occupy a room(s).

# FAQ

**Q.** *What if I rent a room in my house to someone, is my house considered a rental?*

**A. Yes.** You have allowed occupancy for rent and therefore your home is now considered a rental unit and must be registered with the City.

# FAQ

**Q.** *Why are smoke detectors & carbon monoxide detectors important?*

**A.** Smoke detectors & carbon monoxide detectors are the only early warning device against fire & gas and are required by City Ordinances and State Law to be in good working condition at the time of lease.

## ***Smoke Detectors Continued...***

**Q:** *Where are smoke detectors installed?*

**A.** Smoke detectors are required:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

# FAQ

**Q.** *What are the requirements on carbon monoxide alarms?*

**A.** Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. It is the responsibility of the owner of a structure to supply and install all required alarms.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit.

# Carbon Monoxide Detector

## *Continued*

A carbon monoxide detector is not required in a residential unit in a building that does not have any fuel burning devices and is not connected in any way to a garage.

Note: The Public Act does not specify where to install the carbon monoxide detector other than within 15 feet of every room used for sleeping purposes; nor does it specify the power source therefore battery operated, hardwired, or plug in units are acceptable.

REFERENCE: Public Act 094-0741: Carbon Monoxide Alarm Detector Act

# FAQ

**Q.** *What can be done about a problem tenant?*

**A.** In 2003 the City Adopted the International Property Maintenance Code which puts responsibility for keeping the property in a Safe and Sanitary manner on the Tenant.

*\*The city cannot assist in landlord/tenant disputes such as nonpayment of rent.*

# FAQ

**Q.** *Is there a fee for rental property inspections ?*

**A.** There is no fee for the initial and follow up inspection however if additional inspections are required due to failure to make the required repairs then there is a \$50.00 fee for each inspection required by the City.

# FAQ

**Q.** *What can I do to ensure that my property meets the requirements to pass inspection on the first visit*

**A.** A checklist of items that the inspectors look for is available through BNS. Also it is suggested that you walk through the unit in advance of the inspection and look for items that you know will not pass and make the corrections and repairs in advance. This saves you time and eliminates the need to reschedule follow up inspections

# FAQ

**Q.** *What about exterior painting of my property if the inspection is done in the middle of winter?*

**A.** Exterior painting will be treated separately from all other items on the inspection violation list with regard to the amount of time given to complete the painting. No re-inspection fee will apply if completed within the specified time frame.

# FAQ

**Q.** *If I sell my property during the year will I receive a refund of the prorated portion of the year?*

**A. No.** There are no prorated fees under the Rental Registration Program. A record of sale or copy of the transfer of real estate will be required to assist the Building & Neighborhood Services Division with record keeping.

# FAQ

**Q.** *If I purchase a property mid-year do I pay the entire \$35 fee at the time of registration?*

**A.** Yes. There are no prorated fees under the mandatory Rental Registration Program. You will be required to pay the \$35 fee for the remainder of the year.

# FAQ

**Q.** *If I close a property and secure it (board up the structure) do I have to still pay an annual registration fee?*

**A.** No registration fee will be charged until such time as the structure is repaired and inspected and approved by the Building & Neighborhood Services Division prior to occupancy as a rental unit.

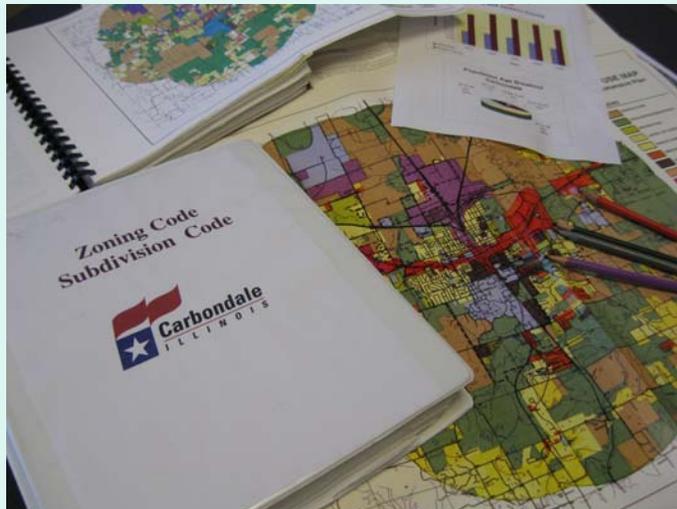
# Initiatives to Improve & Housing & Neighborhood Conditions

- New computer housing inspection and code management software to improve efficiencies of operations and track code enforcement issues.
- Wide array of housing assistance programs available.
- Aggressive code enforcement to eliminate property maintenance violations that impact neighborhood livability.
- Demolition of vacant substandard structures.
- Public infrastructure improvements and projects.
- Work with active neighborhood associations to address issues impacting their neighborhood.
- New Comprehensive Plan being prepared. Major component of the Plan is improving overall housing & neighborhoods.

# Carbondale's Future – Comprehensive Plan

City's existing Comprehensive Plan was adopted in 1997 and has not been updated. Over the past ten years there has been many changes on the community landscape and environment that are being addressed through a new Comprehensive Plan.

Plan is near completion and drafts of each chapter will be posted on City's website as they are completed



# Community Symposium – Public Participation

## Carbondale Comprehensive Plan **COMMUNITY SYMPOSIUM**

Planning the future of our community

Thursday, March 26, 2009  
7:00PM – 9:30PM  
Carbondale Middle School

Residents of Carbondale, business representatives and others are invited to participate in a community forum to provide input as the City moves forward with preparing a new Comprehensive Plan. The consultant firm contracted by the City to assist in drafting the Comprehensive Plan will lead discussion centered on:

- How do we want our community to develop?
- What type of growth do we want?
- What do we want to look like in 10 to 20 years?
- What improvements or enhancements are needed?
- What are our highest priorities as a community?

Citizen involvement is essential because a city plan must reflect residents' values and aspirations for their community. We encourage you and your neighbors to attend.

The Community Symposium follows immediately after the 17<sup>th</sup> Annual Crime Stoppers Spaghetti Dinner also held at Carbondale Middle School from 5:00PM – 7:00PM

### Breakout Sessions

**Housing and Neighborhoods** (*Housing and neighborhood issues, Downtown area, parks, and natural resources*)

**Community Mobility** (*Streets, trails, transit, and airport*)

**Community Growth and Economic Development** (*annexation, commercial corridors, business development, and job creation*)



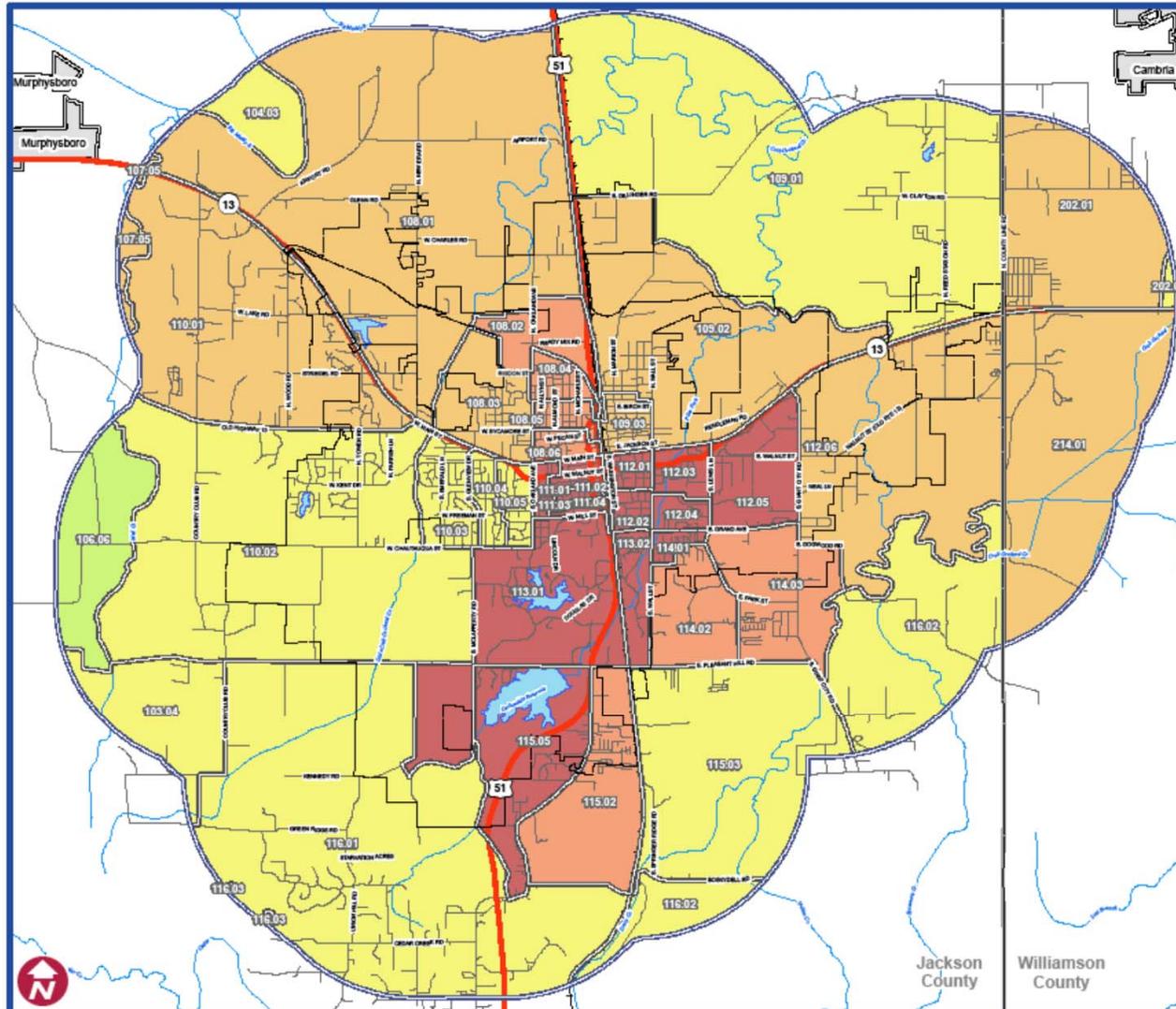
# Major Areas of Focus

## What we are **HEARING** from the public

- Housing needs
- Aging neighborhoods (service demands)
- Redevelopment needs
- Regional center (education/medical/retail)
- Employment growth (gainful employment)
- Sustainable development
- Downtown enhancement
- Community appearance



# Housing Tenure – Owner Occupied



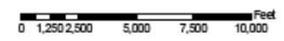
## 4.2 Housing Tenure by Block Group

### 2000 TENURE - PERCENT OWNERSHIP

- 0-20 percent
- 20-40 percent
- 40-60 percent
- 60-80 percent
- 80-100 percent

### BOUNDARIES & INFRASTRUCTURE

- City Limits
- Study Area (1.5 mile)
- Block Group Boundaries
- County Boundary
- Places
- Lakes
- Streams
- Railroad



Housing Tenure by Block Group

City of Carbondale

DRAFT 06/09/09

# THE EPA RRP RULE

## Renovation, Repair, and Painting Program

# AS OF 22 APRIL 2010

- US EPA RRP RULE
- RENOVATION, REPAIR, AND PAINTING
- HOMES, SCHOOLS, CHILD CARE FACILITIES, BUILT BEFORE 1978

# WHO IS EFFECTED ?

- CONTRACTORS
- PROPERTY MANAGERS
- MAINTENANCE PERSONNEL
- AND OTHERS WHO DISTURB PAINTED SURFACES

# FOR MORE INFORMATION

- US EPA REGION 5, CHICAGO, IL
- (312) 886-6003
- NATIONAL LEAD INFORMATION CENTER, 1-800-424-5323
- [www.epa.gov/lead/nlic.htm](http://www.epa.gov/lead/nlic.htm)

# WHAT IS REQUIRED ?

- TRAINING
- CERTIFICATION
- WORK PRACTICE REQUIREMENTS
- DOCUMENTATION
  - PG 23 UNTIL 22 APRIL 2010
  - PG 25 AFTER 22 APRIL 2010

**THE END**

**THANK YOU**

**RON BRYANT**

**HOUSING REHAB SPECIALIST**

**FOR**

**THE CITY OF CARBONDALE**

# Questions /Comments Open Discussion

We appreciate you taking the time to attend and see this meeting as a positive step to improve communications and proactively address issues that impact our community.