



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

**SAFE BUILDINGS
SAFE FAMILIES**



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

HEALTH AND SAFETY THROUGH PROACTIVE ASSESSMENT AND MAINTENANCE

- INTRODUCTION
 - Environmental Health Services, Housing Inspection Program
- GOAL: Safe Buildings & Safe Families
- PROPERTY OWNER ROLE: Proactive Assessment and Maintenance
- LOOK OUT FOR: The Five Most Common Violations
- BEST PRACTICES
- QUESTIONS AND FEEDBACK

INTRODUCTION: ENVIRONMENTAL HEALTH SERVICES



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

Authority to Inspect

We draw from the following:

- Uniform Building Code
- Uniform Housing Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- National Electric Code
- California Residential Code
- California Plumbing Code
- CCR Title 17. Public Health
- CCR Title 22. Social Security
- CCR Title 24 - The California Building Standards Code
- CCR Title 25 - Housing and Community Development
- International Property Management Code
- California Code Health and Safety Code – HSC DIVISION 13
 - HOUSING PART 1.5 –
REGULATION OF BUILDINGS
USED FOR HUMAN HABITATION
sections 13113 and 17920.3 -17910.
- California Labor Code
- International Building Code



ENVIRONMENTAL HEALTH SERVICES HOUSING INSPECTION PROGRAM

**Conduct
Outreach
&
Provide
Education**

**Conduct
Periodic
Inspection
of
Multifamily
Dwellings**

**Enforce CA
Health
&
Safety Code**

SAN MATEO COUNTY



**SAN MATEO COUNTY HEALTH
ENVIRONMENTAL
HEALTH SERVICES**

INSPECTION



**GOALS:
SAFE BUILDINGS
SAFE FAMILIES**



SAN MATEO COUNTY HEALTH
ENVIRONMENTAL
HEALTH SERVICES

SAFE BUILDINGS, SAFE FAMILIES



PROPERTY OWNER ROLE: PROACTIVE ASSESSMENT AND MAINTENANCE



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**ENVIRONMENTAL
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PROACTIVE ASSESSMENT AND MAINTENANCE

**Reduce
and
Prevent
Violations**

**Maintain
Property
Safety
&
Tenant
Safety**

**Seek to
Extend the
Building's
Longevity**



Proactively Assess & Maintain



LOOK OUT FOR THE FIVE MOST COMMON VIOLATIONS



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**ENVIRONMENTAL
HEALTH SERVICES**

GENERAL EXTERIOR MAINTENANCE

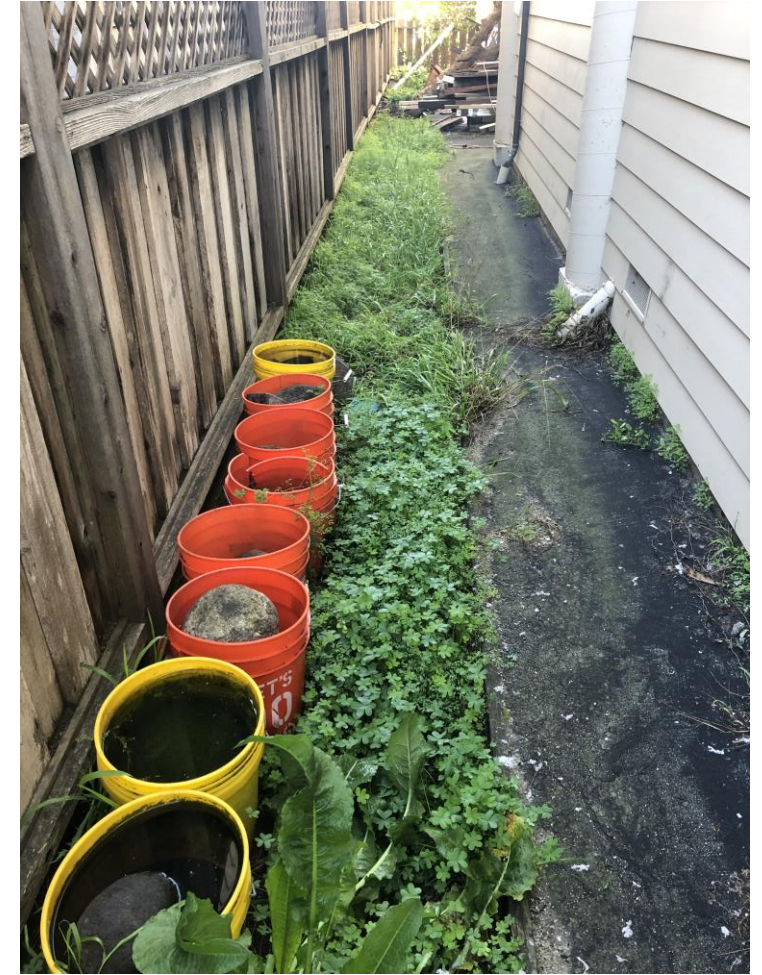
**Safety/Fire
Hazards**

**Vehicles
Debris**

**Harborages
Water**



GENERAL EXTERIOR MAINTENANCE



FAULTY WEATHER PROTECTION

**Painted
Surfaces**

**Downspout
Gutter**

**Sealed
Windows
and Doors**

Prevent water from entering or leaking into units



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**ENVIRONMENTAL
HEALTH SERVICES**

FAULTY WEATHER PROTECTION



Prevent water from entering or leaking into units



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

SAFETY

**Smoke
Alarms**

**Carbon
Monoxide
Detectors**

**Fire
Extinguisher**

**Hot Water
Heaters**



SAFETY



STRUCTURAL SAFETY

**Handrails
Guardrails**

**Tripping
Hazards**

Walkways



STRUCTURAL SAFETY



INADEQUATE VERMIN/ PEST EXCLUSION

**Ventilation
screens
Gaps**

**Trees
Vegetation**

Rodents

Seal out pests, prevent their entry

INADEQUATE VERMIN/ PEST EXCLUSION



Seal out pests, prevent their entry



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

BEST PRACTICES



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**ENVIRONMENTAL
HEALTH SERVICES**

GENERAL EXTERIOR

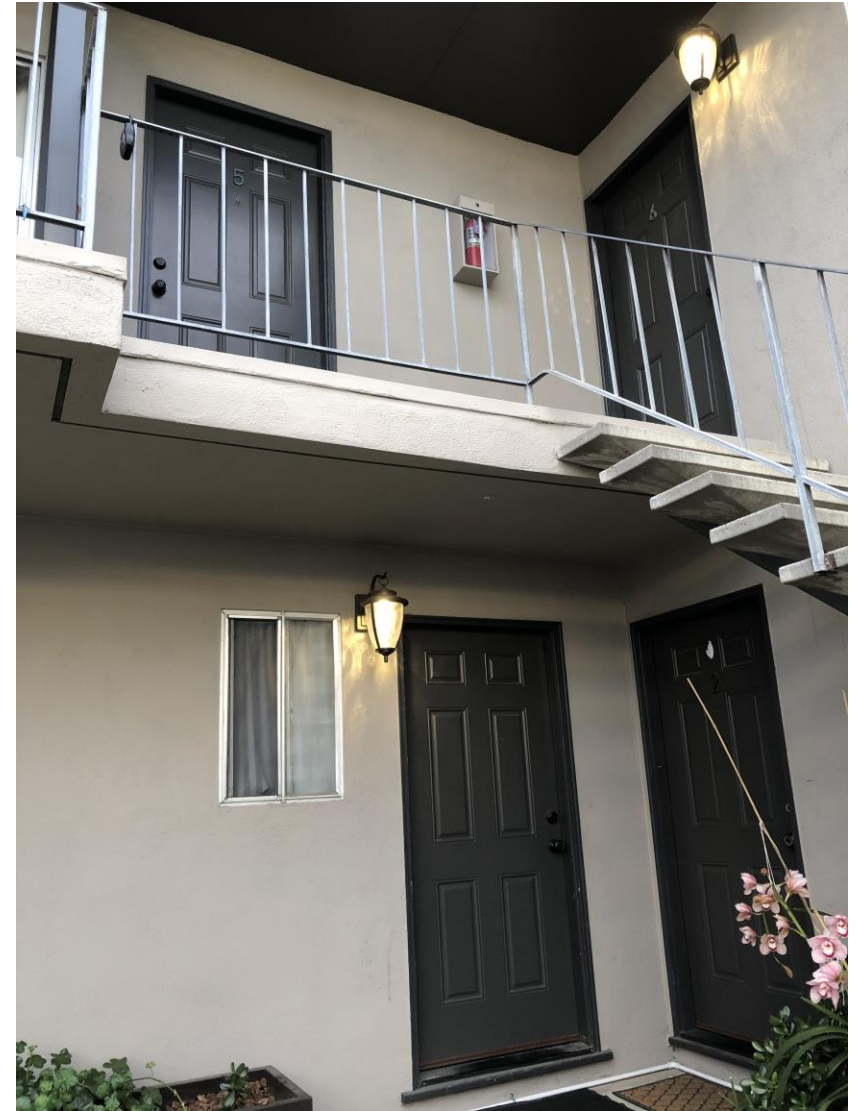
**Safety/Fire
Hazards**

**Vehicles
Debris**

**Harborages
Water**



GENERAL EXTERIOR



Ensure your Property is safe

WEATHER PROTECTION

**Painted
Surfaces**

**Downspout
Gutter**

**Sealed
Windows
and Doors**

Prevent water from entering or leaking into units



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
HEALTH SERVICES**

WEATHER PROTECTION



WEATHER PROTECTION



SAFETY

**Smoke
Detector/
Alarm**

**Carbon
Monoxide
Detector**

**Fire
Extinguisher**

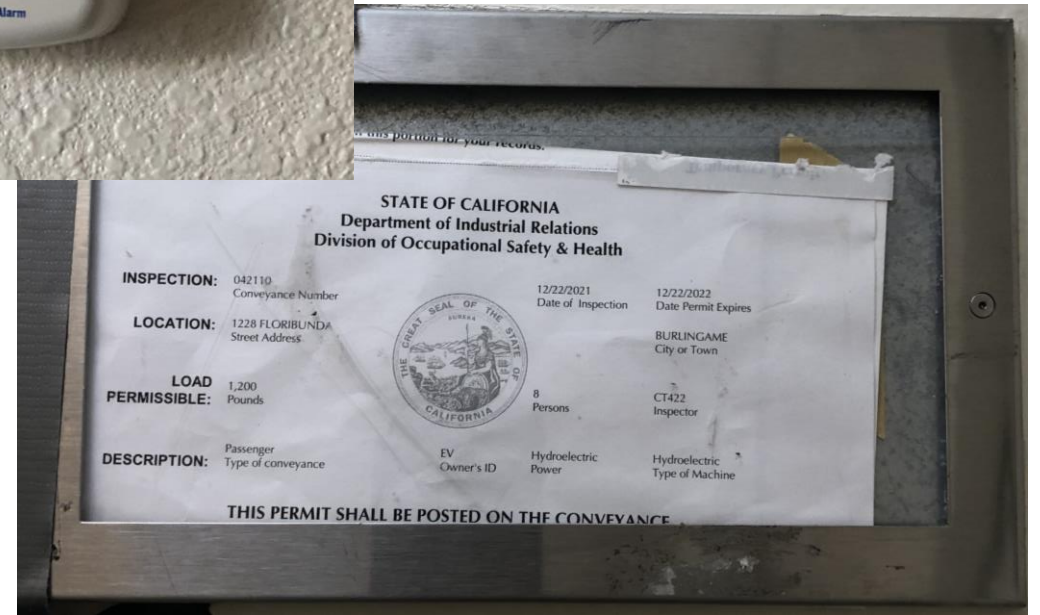
**Hot Water
Heaters**



SAFETY



SAFETY



SAFETY



STRUCTURAL SAFETY

**Handrails
Guardrails
Balconies**

**Walkways
Stairways
Tripping
Hazards**

**Hot Water
Heaters**

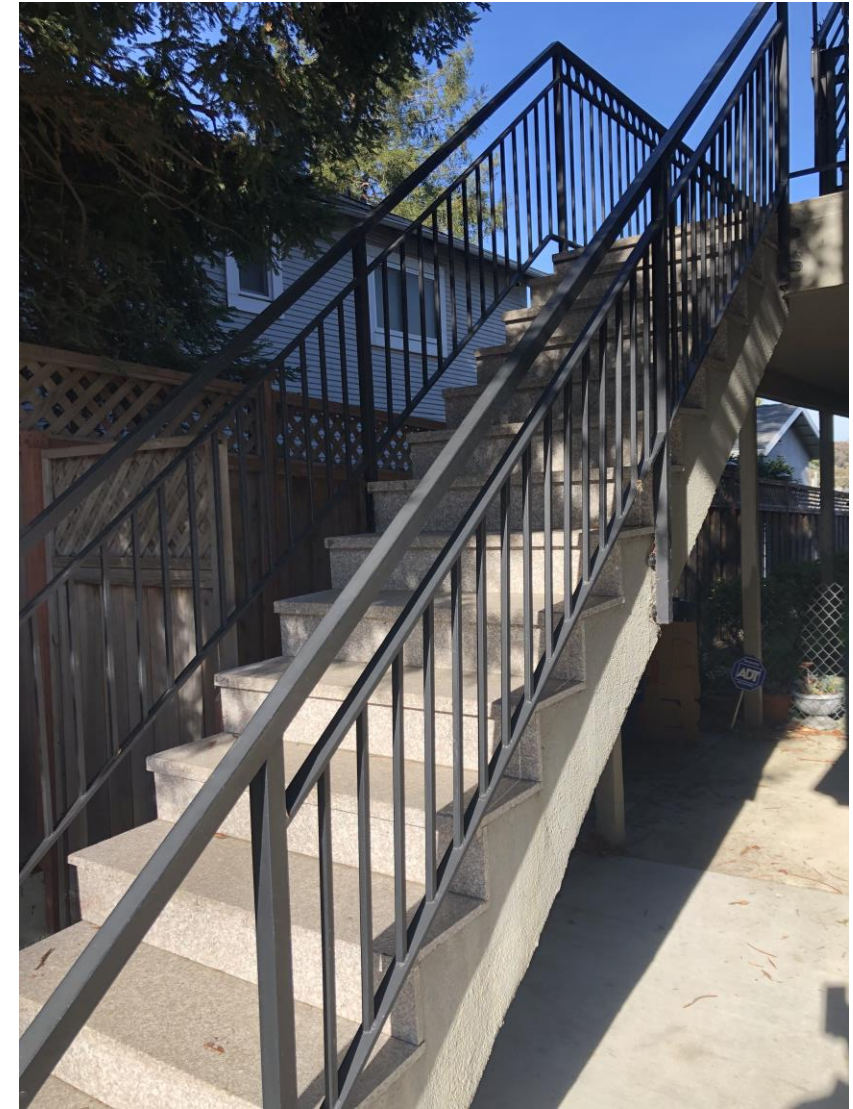
Basic description

STRUCTURAL SAFETY



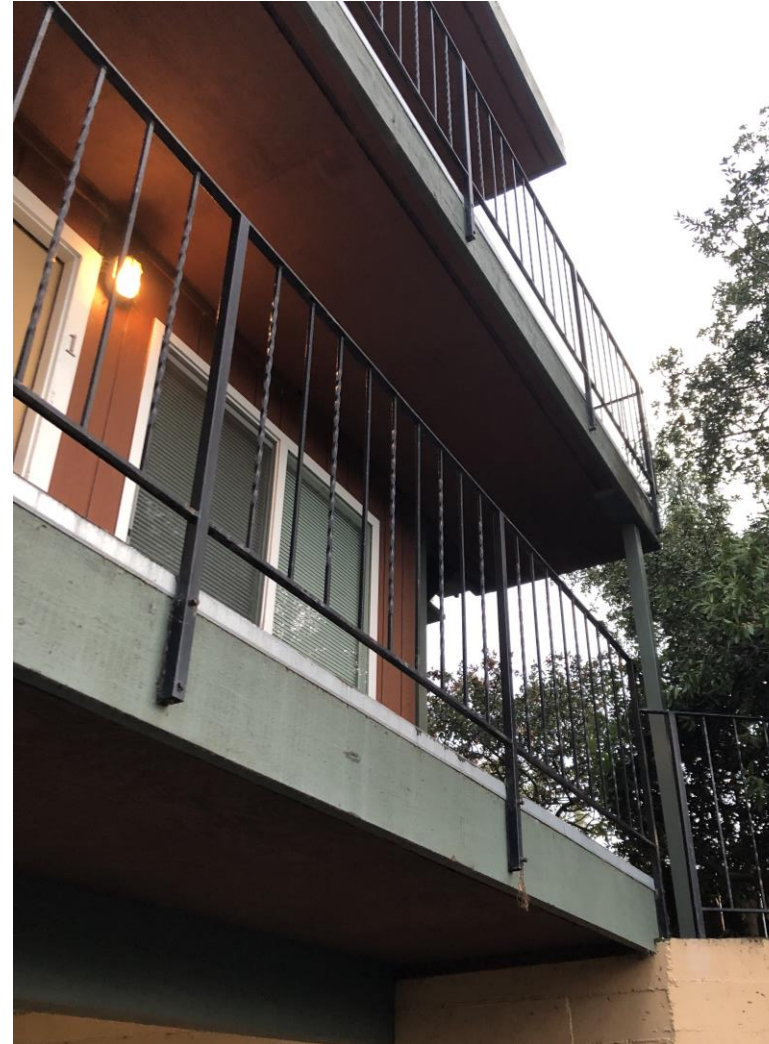
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STRUCTURAL SAFETY



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STRUCTURAL SAFETY



STRUCTURAL SAFETY



VERMIN/PEST EXCLUSION

**Ventilation
screens
Gaps**

**Trees
Vegetation**

**Exclusion
Materials**

Seal out pests, prevent their entry



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
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PEST EXCLUSION



PEST EXCLUSION



PEST EXCLUSION





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QUESTIONS?

CONTACT US



SAN MATEO COUNTY HEALTH
**ENVIRONMENTAL
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