

EXHIBIT A

December 21, 2023

New Orleans Department of Code Enforcement

Proposed Regulations Governing Implementation of the Healthy Homes Program

I: Authority

Pursuant to Section 26 of the City Code and City Council Ordinance 33,898 MCS approved on November 3, 2022, the Department of Code Enforcement of the City of New Orleans proposes the following rules and regulations relative to the implementation of the Healthy Homes Program including but not limited to regulations for determining compliance with the requirements for, and inspection of, residential rental properties.

II: Regulations

These regulations shall apply to all properties that are designated residential rental properties located within Orleans Parish.

III: Inspections

A rental housing unit leased for occupancy in Orleans Parish shall comply with minimum rental standards. Upon receipt of a complaint of substandard conditions, a Healthy Homes Inspector, stationed within the Department of Code Enforcement, will be sent to the property to review if for minimum rental standards.

This inspection will include a review of the following, expanding upon the legal requirements of Healthy Homes:

1. Operable fire and smoke detection systems and alarms:
 - a. Inspectors must be able to view and test the detector(s).
2. Sinks, lavatories, showers, *etc.*:
 - a. The inspector will verify that the unit contains at least one of each of the following: (1) bathtub/shower, (2) lavatory with a flush-type water closet / toilet, and (3) kitchen sink. The plumbing fixtures associated with these installations shall be visibly inspected for signs of unsanitary conditions or improper working order. Such signs may include, but are not limited to, leaks, holes in pipes, drips from pipes, foul odors, and the presence of noxious water or sewage.
 - b. Hot and cold water must be operable on all sinks, bathtubs, lavatories, and showers. The inspector will turn on all taps to ensure that (1) they work and (2) both hot and cold water is available. Toilets will be flushed to test that they are operable. This inspection (2b) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that all hot and cold water works properly.
 - c. Water temperature will be tested with a thermometer; in particular, all sinks, bathtubs, lavatories, and showers must reach a minimum of 110F. This inspection (2c) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that hot water temperature is sufficient.
3. Heating and cooling:

- a. Thermometers will be used in all living areas to confirm that the temperature in the area reaches 68F or higher after setting the temperature on the heating mechanism after a reasonable time period. Living areas are defined as habitable rooms, bathrooms, and toilet rooms. The heating mechanism must not be a cooking appliance. This inspection (3a) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that the heating mechanism suffices in all living areas.
 - b. Thermometers will be used in all bedrooms to confirm that the temperature in the area reaches 80F or less after setting the temperature on the cooling mechanism after a reasonable time period. The temperature will be measured at a point three feet above the floor and two feet from exterior walls. This inspection (3b) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that the cooling mechanism suffices in all bedrooms.
4. General electrical:
 - a. The inspector will conduct a visible inspection of the electrical system and will randomly test components (*e.g.* light switches) to ensure that they work.
 - b. Overuse of extension cords is not allowed.
 - c. The inspector will ensure that power outlets are in working order by randomly testing outlets with a multimeter.
 - d. The inspector will ensure that no outlets are open, are missing faceplates, or have exposed wires.
5. Appliance Safety:
 - a. All appliances located in the residence will have an outlet for its use that is grounded and rated for the appliance. All appliances will be visually inspected for signs of improper installation or improper working condition.
 - b. All appliances shall be turned on to verify their functionality. This inspection (5b) may be waived if (i) the unit is currently rented, (ii) the renter is present for the inspection, and (iii) the renter confirms that all appliances are operational in all living areas.
6. Leaks
 - a. The inspector will check all windows, exterior doors, and, as visible, roofs for signs of dampness or deterioration. Such signs include, but are not limited to, mold.
7. Interior surfaces
 - a. The inspector will examine all interior surfaces to ensure that they are free of significant cracking, decay, or other defects.
8. Exterior
 - a. The inspector will examine the exterior of the rental housing unit and the entire property for signs of rodent harborage or other infestation. Evidence of rodents or other infestation within the rental housing unit shall constitute a violation of this provision.
9. Overall
 - a. If the renter is present during the inspection, the inspector will solicit any information from him/her about possible defects in the rental unit, and shall pay special attention, during inspection, to those elements of the unit. However, except as provided in (2b), (2c), (3a), (3b), and (5b), the renter's attestation of compliance will not suffice; the inspector must conduct an inspection.
 - b. Under no conditions will an owner's attestation of compliance suffice.

IV: Inspection Failure

Following a Healthy Homes inspection, if there are non-trivial violations of the provisions of the Healthy Homes ordinance, assessed as described above, the Inspector will inform the resident and the owner that the residence has failed and that professional repairs must be completed immediately.

The Inspector will complete a Healthy Homes inspection report and provide it to the Healthy Homes Program administration for enforcement.

If, in the course of the inspection or incidental to it, violations of the City's Minimum Property Maintenance (MPM) Code are identified, the Inspector will open an MPM case for enforcement through the standard Code Enforcement process. The Healthy Homes case and the MPM case will be enforced concurrently.