

# HOUSING INSPECTIONS IN LOS ANGELES COUNTY

## Environmental Health

Maurice Pantoja, Chief

Childhood Lead Poisoning Prevention Program



# Environmental Health

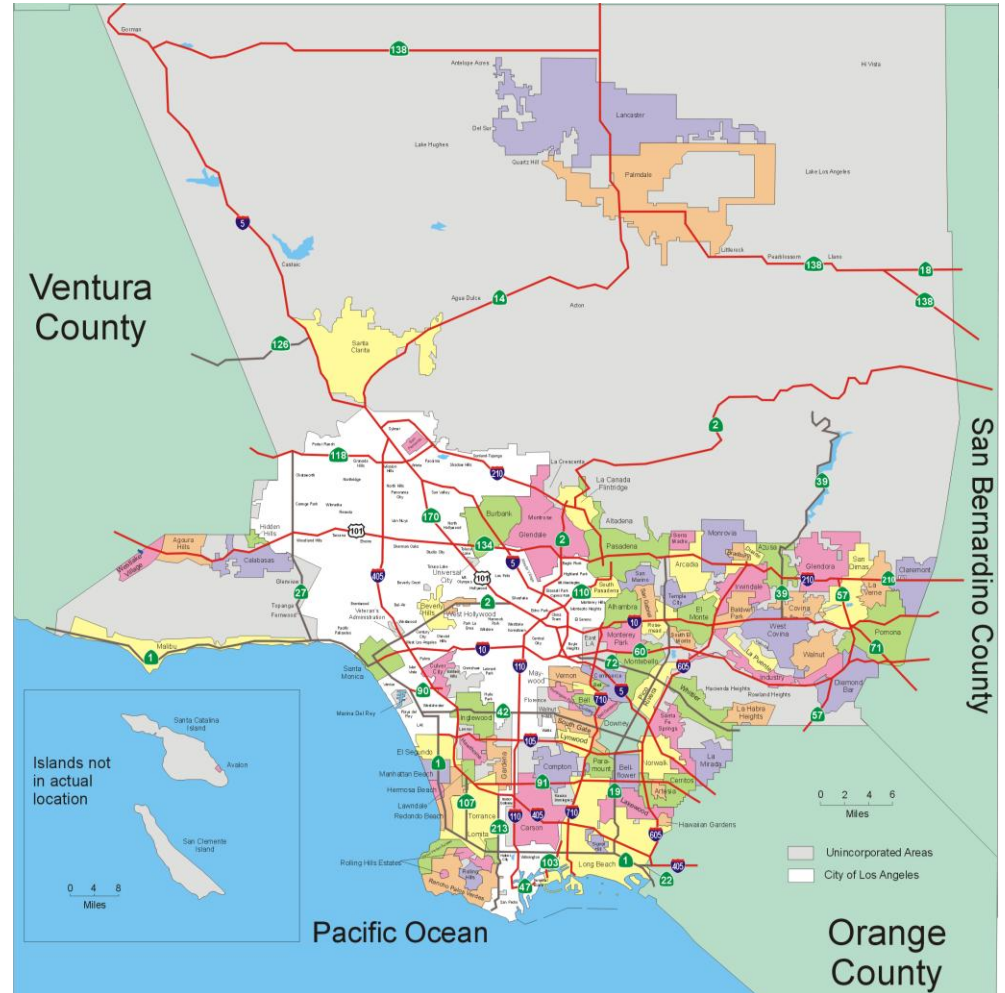
- Division within Department of Public Health
- 5 Bureaus, 26 Programs, 700 employees
- Inspections/Services:

<b>Restaurants</b>	<b>Jails</b>	<b>Garment Manufacturing</b>
<b>Markets</b>	<b>Daycare Facilities</b>	<b>Landfills</b>
<b>Wholesalers</b>	<b>Dormitories</b>	<b>Water Systems</b>
<b>Food Processing</b>	<b>Swimming Pools</b>	<b>Body Art</b>
<b>Plants</b>	<b>Spas</b>	<b>Radiological Devices</b>
<b>Food carts/trucks</b>	<b>Massage Parlors</b>	<b>Child Lead Poisoning</b>
<b>Catering</b>	<b>Beaches</b>	<b>Bio-Terrorism</b>
<b>Apartments</b>	<b>Stadiums</b>	<b>Vector Surveillance</b>
<b>Homes</b>	<b>Fairs/Farmers Market</b>	<b>Illegal Vendor Sweeps</b>
<b>Hotels/Motels</b>	<b>Laundromats</b>	



# Jurisdiction

- 85 of 88 incorporated cities (Long Beach, Pasadena, Vernon)
- All unincorporated areas of the County



# **DISTRICT SURVEILLANCE AND ENFORCEMENT BUREAU (DSE)**



# DSE

- Food & Housing inspections
- 16 District offices



- 240 Environmental Health Specialists (inspectors)
- 60,000 MFD sites (5 or more units)
- Proactive – Routine Inspections
- Reactive – Complaints & Referrals



# Authority

## Los Angeles County Code Title 11

- Public Health License required for **MFDs**
- Authority to make routine inspections
- Authorized Right-of-Entry
- Enforce Title 11 requirements
- Enforce CA Health & Safety Code
- Enforce Statutes relating to public health



# Housing Inspections

- Risk based system
  - Highest risk sites inspected twice per year
  - Most inspected once per year
  - More units checked at higher risk properties
- Unannounced Inspections
- Inspect common/public areas
- Inspect available units

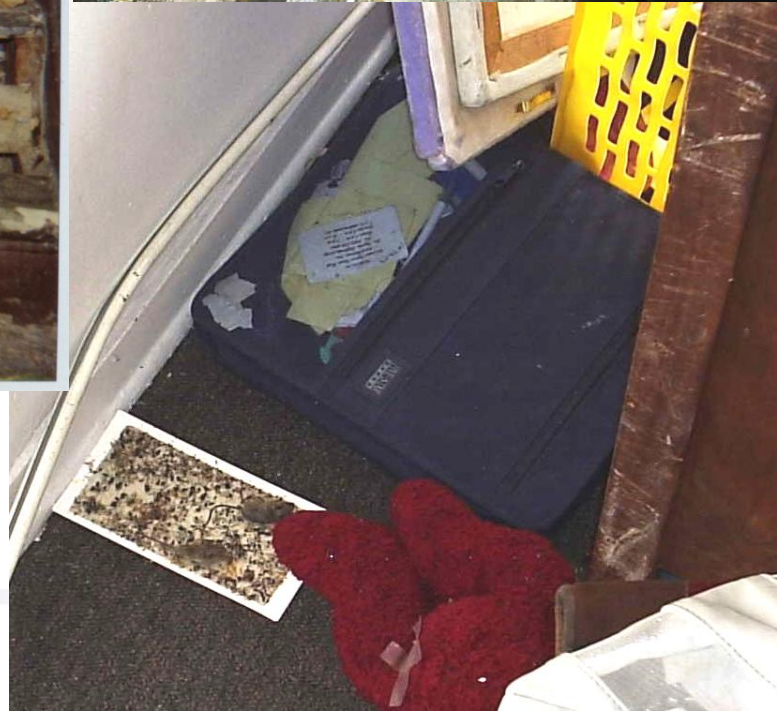
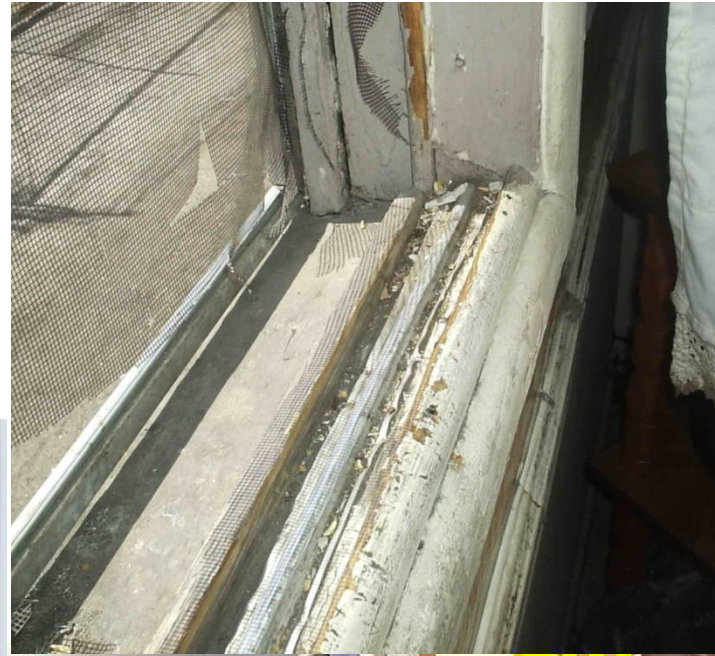


# Hazards addressed by EH

- Insects/Pests
- Rodents
- Maintenance
- Sanitation
- Mold
- Peeling Paint and Lead-safe work practices
- Sewage
- Uncontrolled moisture
- Inadequate ventilation
- Swimming Pools







# Mold

- No standards exist for mold
- EH does not test for mold
- Address sources of moisture leading to mold growth
- We can't open walls



# Compliance & Enforcement

- Report issued to owner for all violations
- Reinspect after 21 days to ensure compliance
  - Administrative Office Hearing scheduled for non-compliance
  - Referral to City/District Attorney for continued non-compliance
  - Referral to Franchise Tax Board
  - Court



# Limitations of Inspections

- Not all units inspected
- Lengthy process to gain compliance
- Requires tenant cooperation



# Complaints

## 5 units or more:

- Field investigation within 3 working days
- Full Routine inspection if due

## 1-4 units:

- Field investigation if complaint is an emergency (sewage/no water/immediate hazard)
- “Alleged Violation” letter sent



# HEALTHY HOMES PROGRAM



# Healthy Housing Through Enforcement

- Pro-active inspection at 60,000 sites
- Address HH principles:
  - ✓ Keep it Maintained
  - ✓ Keep it Pest Free
  - ✓ Keep it Ventilated
  - ✓ Keep it Contaminant Free
  - ✓ Keep it Safe
  - ✓ Keep it Dry
  - ✓ Keep it Clean



# Hazards not addressed by routine inspections

- Asthma/allergens
- Environmental tobacco smoke
- Unintentional injuries (including fires)
- Child Safety
- Radon
- Safe Food handling
- Lead candy, pottery





# Healthy Homes Program

- Make an impact on a larger scale than traditional HH grant programs
- Utilize existing housing inspection program
- Identify hazards not enforceable by our program
- 5000 high risk sites selected for HH inspections
- No outside funding \$\$\$



# Goals for HH Inspections

In addition to code enforcement:

- Encourage owners to reduce/eliminate non-enforceable hazards;
- Increase owner/tenant awareness of potential health and safety hazards; and
- Encourage tenants to discontinue hazardous behaviors.



# HH Recommendations

General	Asthma/Child Safety
<p>Smoking inside unit</p> <p>Air Quality – ventilate unit</p> <p>Trip/Falls</p> <p>Water Temp – scalding</p> <p>Proper house cleaning</p> <p>Clutter</p> <p>Overloaded electrical outlets</p> <p>Blocked emergency exits</p> <p>Candles/fire safety</p> <p>Flammable items</p> <p>Overcrowding</p> <p>Safe food handling</p> <p>Unapproved heating devices</p> <p>Turtles or Reptiles – not safe pets</p>	<p>Clean using HEPA vacuum</p> <p>Wet cleaning</p> <p>Pets</p> <p>Mold/Mildew clean-up</p> <p>Lead toys, jewelry, pottery</p> <p>Home remedies</p> <p>Window blind cords</p> <p>Electric outlet covers</p> <p>Safe chemical storage</p>





# Tools for HH Inspections

Housing Official Inspection Report	HH Property Owner Recommendation Report
Official Notice of Violation	HH Tenant Condition Checklist
Hearing Notice	“Stepping Stones to a Healthy Home” handout



# Limitations of HH Inspections

- Only making Recommendations
- Limited follow-up
- No incentives
- Language barriers



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### Public Health Centers

Locations, Immunizations, Testing  
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### Vital Statistics

Birth & Death Certificates



### Inspections

Restaurant, Beach, Housing,  
Swimming Pools, Nursing Homes



### File a Report

Foodborne Illness, Restaurant,  
Mosquito Breeding, Lead, Animal  
Bite, Animal Diseases, Dead Bird



### Diseases & Conditions

Infectious, Chronic, Flu, Hepatitis,  
HIV/AIDS, STDs, TB, West Nile  
virus, Animal Diseases



### Emergency Preparedness & Response

Bioterrorism, Emergency Kits



Help Starts Here  
Call 2-1-1 for guidance  
to LA County health & human  
services programs.

### New LA Ordinance

Grades to now be  
posted on mobile  
food facilities



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### Flu Vaccine Available

The first case of the flu has been  
confirmed in LA County. Everyone 6  
months of age and older should get  
their seasonal flu vaccine.

Flu vaccine is currently available at  
many locations, including local  
pharmacies, supermarkets and some



# Contact Us

DSE Administration: 626-430-5200

EH Hotline: 888-700-9995

## Lead Program

- General lead information 1-800-LA-4-LEAD
- Make a lead complaint 323-869-7068

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# Questions?

# Thank you!

