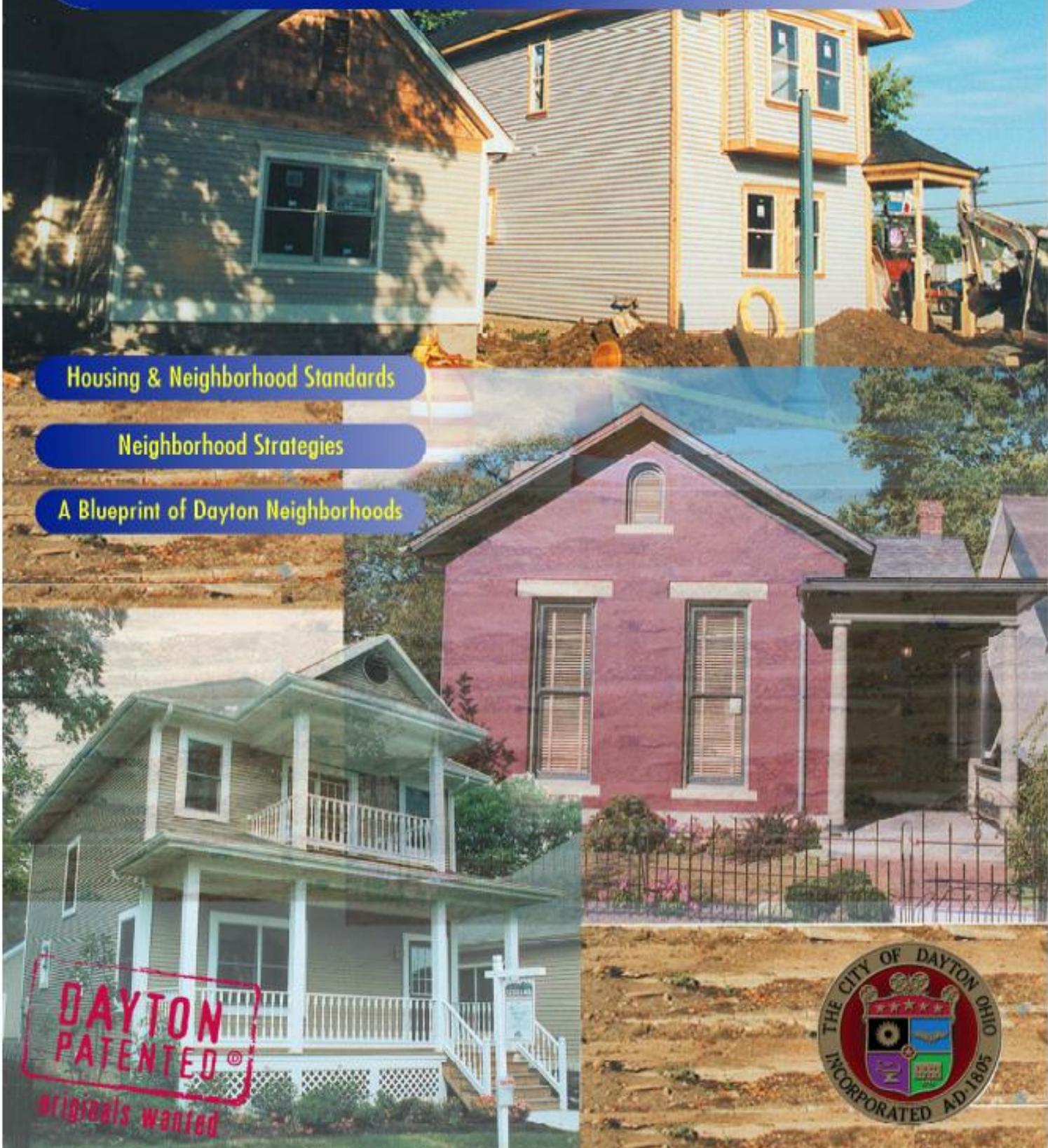


2009 Blue Book

Housing & Neighborhood Standards

Neighborhood Strategies

A Blueprint of Dayton Neighborhoods



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2009 Blue Book

A Blueprint of Dayton's Neighborhoods

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Introduction

The *2009 Blue Book* reports the conditions of buildings in the City of Dayton. It is based on the findings of the Housing Inspection Division's biennial citywide survey of the exterior conditions of all main residential and commercial buildings. It presents survey data aggregated for the City and for each of its Priority Boards, neighborhoods and historic districts.

The Annual Condition Survey Process

Once every other year, the Housing Inspection Division's staff conducts a "windshield survey" of the exterior conditions of all residential and commercial structures in all neighborhoods. Inspectors look at the front and visible sides of each structure, and rate it on a scale of 1 to 5. The condition of accessory structures (garages, sheds, etc.) or neighborhood yard standards violations are not included in the condition rating.

Condition Ratings Criteria

Rating 1 – SOUND

The structure, yard walks and steps are well maintained and no exterior code violations are apparent.



Rating 1 Example: No Violations

Rating 2 – MINOR REPAIR

Minor maintenance task(s) need to be performed; spot painting of exterior siding, trim, doors, gutters and/or downspouts; the replacement of rusted gutter and downspouts; minor repair to steps, yard walks, driveways and/or fences.



Rating 2 Examples: Paint Beginning to Peel

Rating 3 – MAJOR REPAIR

More extensive repairs need to be made, such as painting the complete building, re-roofing, installing all new gutters and/or downspouts, new porch posts or flooring, and all new yard walks or steps.



Rating 3 Examples: Paint Peeling and Gutters

Rating 4 – REHABILITATION

The repairs are more costly than the Major Repair category but reinvestment still makes sense. Replacing such items as windows, doors, roof sheathing, or porch and the rebuilding of sections of the foundation and chimney may be necessary.



Rating 4 Examples: Needs Extensive Rehab

Rating 5 – DILAPIDATED

Rehabilitation of these structures is generally more expensive due to interior deterioration; exterior repairs like those cited in condition 4 structures are usually required.



Rating 5 Examples: Not Economically Feasible to Rehab

Survey Data and Code Enforcement Activities

Data from the survey is aggregated for each neighborhood. The neighborhood inspectors then target the structures rated 3, 4, or 5 for legal orders and prosecution efforts. When there are no existing orders on a structure, the inspector issues orders in the spring, giving the property owner the bulk of the construction season to make the necessary repairs. If there is no compliance within the time ordered by the inspector, the property owner may be called in for a pre-prosecution conference and possibly given more time to complete the work. A non-compliant property owner may be summoned to court to answer to charges filed by the inspector. It is assumed that owners of condition 2 properties will be encouraged by the improvements being made to deteriorated (condition 3, 4, or 5) properties and make minor preventative repairs voluntarily.

While the goal of enforcement activities is to bring the City's 55,000 structures into compliance with housing, nuisance and non-residential maintenance codes, it is also recognized that some property owners face financial hardships. Consequently, another important aspect of enforcement efforts is providing owners with technical assistance and information about grants or other resources that will enable them to bring their properties up to code.

Inspectors always give top priority to interior inspections that are requested by tenants who are concerned about health and safety problems in their units.

Reporting Survey Data in the 2009 Blue Book

The Blue Book is organized into sections for the City, for each Priority Board, including the constituent neighborhoods, and for historic districts. Sections for the City and for each of the Priority Boards begin with an initial page (see example below left) containing pie charts and summary tables. The last page of each section (see example below right) contains a table that compares data among the associated geographic subunits.

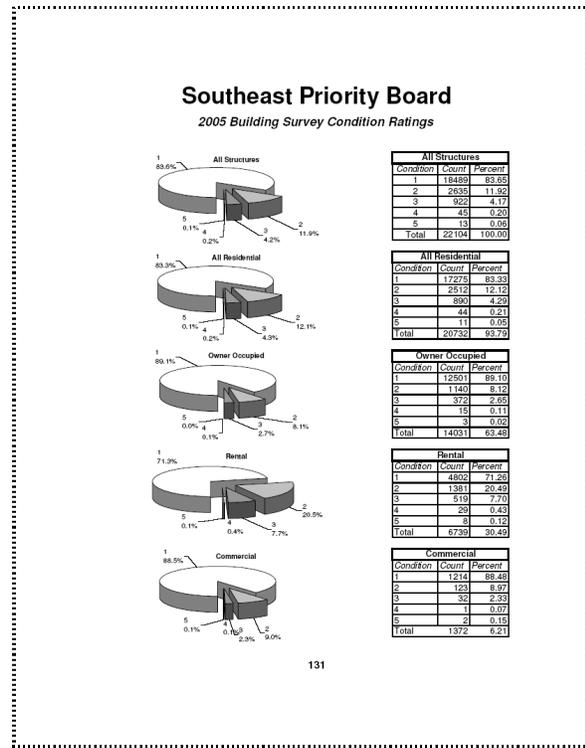


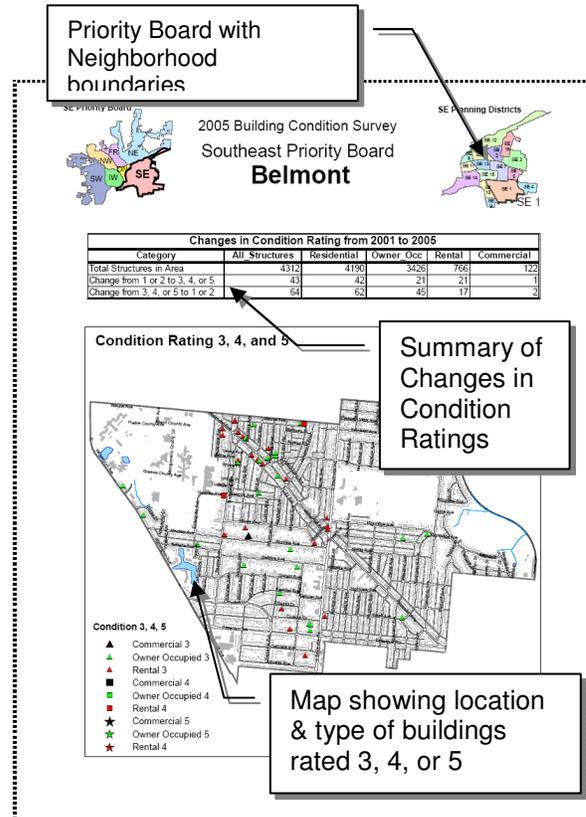
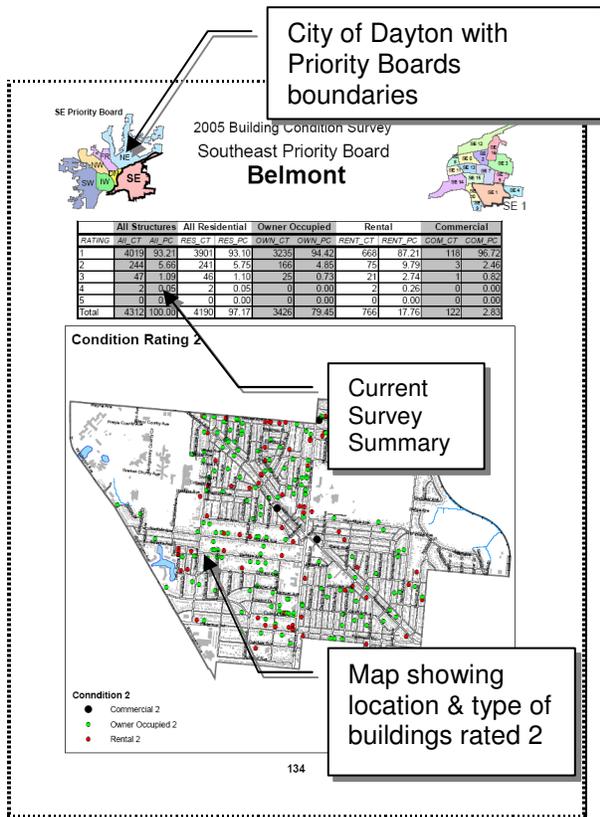
Table 8. Comparing Data for the Southeast Priority Board and Planning Districts

RATING	SE		SE 1		SE 2		SE 3		SE 4		SE 5		SE 6		SE 7		SE 8		SE 9		SE 10	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
ALL STRUCTURES	22104	100.00	18489	83.65	2939	11.95	922	4.17	45	0.20	11	0.06										
ALL RESIDENTIAL	20732	93.72	17275	83.33	2912	12.72	990	4.20	44	0.21	11	0.06										
OWNER OCCUPIED	14033	83.48	12501	89.10	1140	8.12	373	2.65	15	0.11	3	0.02										
RENTAL	6739	30.42	4902	71.25	1381	20.49	519	7.70	29	0.43	8	0.12										
COMMERCIAL	1372	6.21	1214	88.46	128	9.37	32	2.33	1	0.07	1	0.07										

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A two-page summary is provided for each geographic entity. Current building condition survey results are summarized in the table at the top of the first page. (See below, left). Changes in building condition

ratings from those reported in the previous survey are summarized in the table displayed at the top of the second page (See below, right). The map on the first page displays points that represent buildings with condition rating 2. A similar map on the second page displays points representing buildings with condition rating 3, 4, or 5.



Aggregate Data

For each geographic area the survey results are broken out into five groupings based upon building use type: All Structures, Commercial, All Residential, Owner Occupied, and Rental.

ALL STRUCTURES – This group includes all buildings, both residential and commercial, for which a condition rating is reported in the current survey. It *excludes* structures that did not receive a condition rating or that are otherwise not included in the survey data. This group can be subdivided into two major subgroups: *Commercial* and *All Residential*.

COMMERCIAL – This subgroup includes all buildings (1) for which a condition rating was reported in the current survey and (2) that have been identified as being primarily for commercial use, with a fixed property use code (FPU) 3000 or greater. This includes commercial mixed-use buildings containing businesses and more than two living units.

ALL RESIDENTIAL – This subgroup includes all buildings (1) for which a condition rating was reported in the current survey and (2) that have a “residential” FPU designation (FPU 400-499). It can be subdivided into two classes of residential buildings: *Owner Occupied* and *Rental*.

OWNER OCCUPIED – This group includes all residential buildings that are single family structures (FPU code 411) or individual condominium/townhouse units (FPU code 407) that have not been registered. Registration is required for any residential building (except rooming houses) that is not owner-occupied. This includes vacant buildings. It is assumed that non-registered buildings are occupied by the owner.

RENTAL –Identification of rental buildings is based on the FPU or an absentee owner residential property registration date or number.

- FPU Code – The following FPU codes are counted as “Rental”:
 - 408 – Single Family Rental
 - 414 – Two Family
 - 421 – Mixed use (1 or 2 living units with business)
 - 422 – 3 to 6 unit apartment building
 - 423 – 7 to 10 unit apartment building
 - 424 – Over 20 unit apartment building
 - 430 – Group home
 - 431 – Rooming house with 3 to 8 roomers
 - 432 – Rooming house with 9 to 15 roomers
- Registration Date or Number – Single family structures (FPU code 411) and individual condominium / townhouse units (FPU code 407) that are registered are counted as rental buildings.

For each of the building-type groups (All Structures, Rental, etc.), survey data is aggregated by building condition rating, displayed in the tables as rows labeled 1 through 5. Within each of the condition rating rows there are two numeric values under the column headings *Count* (or *CT*) and *Percent* (or *PC*). The value in the *Count* column is the number of buildings within the building type group that have the condition rating. This number is then expressed as a percentage in the *Percent* column. This is the percentage of buildings within the building type group that have that condition rating. Within each building type group, the sum of the percentages for the five condition ratings is 100%.

The last row in the tables, labeled *Total*, provides a count of the total number of buildings within the type group. This number is expressed (in the *Percent* column) as a percentage of the total number of all structures within the geographic unit.

A building’s condition rating may change from one survey to the next. The Blue Book reports on those instances where buildings condition ratings have changed from condition rating 1 or 2 in the previous survey to a condition rating of 3, 4, or 5 in the current survey, or from a condition rating of 3, 4, or 5 in the previous survey to condition of 1 or 2 in the current survey. These changes, aggregated for each geographic unit, are reported in the table displayed at the top of the second page of each two-page summary unit.

Maps

Maps display survey results for structures that have a condition rating of 2, 3, 4, or 5. Buildings with a condition rating of 1 are not displayed as individual symbols on the maps. Point symbols on the maps indicate a building’s type, condition rating, and approximate location. Building type is distinguished by symbol size or color. Commercial buildings are referenced by larger black symbols; Residential Rental buildings are symbolized by smaller red symbols (these appear black in gray-scale reproductions), and Residential Owner Occupied buildings are symbolized by small green symbols (these appear medium gray in gray-scale reproductions). A symbol’s shape indicates the condition rating: circles, triangles, squares and five-point stars distinguish condition rating 2, 3, 4, and 5 respectively. Symbol keys are provided on the maps. While the position of a symbol indicates the approximate location of the building that is referenced, it should not be assumed that there is a correlation between the point symbols and specific building footprints as they appear on the map.

Data Sources

The Housing Inspection Division generated data on condition ratings for structures based upon a “windshield survey” conducted during November 2008 and December 2008. Data for the *2009 Blue Book* was extracted from the survey database in August 2009. Related data from the Division’s Master Property Records database was also used in generating information contained in this book. Map components for the *2009 Blue Book* were derived from ortho-photographs taken in 2000.

