

Housing Code Changes  
Effective 5 March 2008

The City of Asheville Minimum Housing Code requires all residential dwellings located within the city limits or the ETJ built before 1994 to have an inspection before re-occupancy. Following all repairs, this inspection will result in the issuance of a Life Safety Letter of Compliance for an owner occupied dwelling or a Housing Certificate for a rental dwelling. Dwellings built 1994 or later are not required to have the inspection if a Certificate of Occupancy can be supplied. The following are the methods that will meet the Certificate of Occupancy requirement for those structures built 1994 or later:

- Original or copy of the Certificate of Occupancy (Buncombe County or City of Asheville);
- File verification by the City of Asheville or Buncombe County through the permit system;
- If neither of these options is available the Buncombe County Tax Information System will be accessed to determine the construction date of the dwelling. The City of Asheville will accept this as documentation.
- No Certificate of Occupancy, Housing Certificate, or Life Safety Letter of Compliance will be issued. City records will be documented with the verified date.

Any structure that cannot provide documentation as set forth above will be required to have a 3<sup>rd</sup> party inspection. After all corrections and/or repairs listed on the inspection report (if any) are completed a Life Safety Letter of Compliance or Housing Certificate will be issued.