




Code Enforcement Division
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DATE: January 29, 2014
TO: Honorable Mayor and City Commission
Via: Russ Blackburn, City Manager
Fred Murry, Assistant City Manager 
FROM: Christopher Cooper, Code Enforcement Manager
RE: Horizon House Apartments

This memo provides a summary of the Code Enforcement Division's involvement in recent issues identified at Horizon House Apartments and the recommended process moving forward.

The City of Gainesville was made aware of potential issues with mold in multiple units at Horizon House Apartments. Code Enforcement investigated the complaints and initiated communication with Horizon House representatives. It has been determined that the probable cause of the mold is due to moisture accumulation likely related to humidity and not a leak or some other intrusion of water. The City of Gainesville's Code of Ordinances, as well as many other jurisdictions throughout the State of Florida, does not specifically regulate the presence of mold. This is primarily due to the climate of Florida and the likelihood that humid conditions may be the cause mold. The most commonly dealt with mold issue is the city's enforcement of something causing mold such as leaking plumbing or a leak in the roof. The presence of mold can be a violation enforced by the city if it is deemed to be a hazardous condition which means an air sample has been taken that shows mold levels above those that would be safe for a person to remain in the structure. At this time the city does not perform or pay for air samples to be evaluated so they would need to be provided by the complainant or another outside entity.

To date, staff has been told that up to four units at Horizon House have been evaluated by management for mold issues and the occupants have been relocated while remediation has taken place. Moving forward, residents may contact Code Enforcement to lodge a complaint regarding this issue and any other they believe deserves attention. Staff will also encourage residents to inform Horizon House management of their concerns and staff will contact management if violations are identified. If mold is the primary issue staff will refer the resident to the Florida Department of Health which provides guidance on dealing with mold and mold remediation. Staff will refer residents to Three Rivers Legal Services who can advise them of their rights under the Florida landlord tenant law.

Should you have any questions, please feel free to contact Chris Cooper, Code Enforcement Manager at cooperce@cityofgainesville.org or 352-334-5030.