



Legislation Details (With Text)

File #: 2012-0939 **Version:** 2
Type: Ordinance **Status:** Passed Finally
File created: 11/13/2012 **In control:** Committee on Public Safety Services
On agenda: **Final action:** 12/11/2012
Enactment date: 12/11/2012 **Enactment #:** 24

Effective date:

Title: Ordinance supplementing the Pittsburgh Code, Title Ten - Building, Chapter 1001 - Scope, Intent, and Application by adding a new Section, 1001.11 Special Abatement Actions, outlining additional actions that the Chief of the Bureau of Building Inspection may take to alert the public to Property Maintenance Code violations at properties in the City of Pittsburgh.

Sponsors: William Peduto, Natalia Rudiak

Indexes: PGH. CODE ORDINANCES TITLE 10 - BUILDING CODE

Code sections:

Attachments: 1. 2012-0939.doc

Date	Ver.	Action By	Action	Result
12/24/2012	2	Mayor	Returned Unsigned	
12/11/2012	2	City Council	AMENDED	Pass
12/11/2012	2	City Council	Passed Finally, As Amended	Pass
12/5/2012	1	Standing Committees	AFFIRMATIVELY RECOMMENDED	Pass
11/19/2012	1	Standing Committees	Held in Committee	Pass
11/13/2012	1	City Council	Read and referred	

Ordinance supplementing the Pittsburgh Code, Title Ten - Building, Chapter 1001 - Scope, Intent, and Application by adding a new Section, 1001.11 Special Abatement Actions, outlining additional actions that the Chief of the Bureau of Building Inspection may take to alert the public to Property Maintenance Code violations at properties in the City of Pittsburgh.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code, Title Ten - Building, Chapter 1001 - Scope, Intent, and Application is hereby supplemented by adding a new Section, 1001.11 Special Abatement Actions, as follows:

CHAPTER 1001: - SCOPE, INTENT, AND APPLICATION

§1001.11 - SPECIAL ABATEMENT ACTIONS

(a) The Chief of the Bureau of Building Inspection may identify up to ten (10) properties deemed the most blighted in the City based on the number of City of Pittsburgh Housing Court convictions against the property owner and the number of Property Maintenance Code (Code) citations served to that owner within a 365 day

period.

(b) The Chief of the Bureau of Building Inspection may take the following actions against a property owner whose property is deemed one of the most blighted in the City based on the criteria set forth in (a), **contingent upon the written approval of the Member of Council representing the property:**

1. notify the owner of the property via certified mail that a sign will be posted in 30 days displaying the information outlined in section (b)2;

2. 30 days after notification instruct the Department of Public Works to post a clearly visible sign **the cost of which will be liened against the property owner**, adjacent or closest to the premises which states the following information:

A. property owner's name;

B. property owner's home address;

C. property owner's home and/or mobile phone number;

D. brief description of the Code violations at the property;

E. brief statement about the property owner's failure to appear in Housing Court and failure to pay fines levied for violations, if applicable.

3. In the event that the primary residence of the property owner is located in the city, the Chief of the Bureau of Building Inspection is also authorized to post a clearly visible sign the cost of which will be liened against the property owner, adjacent or closest to the primary residence instead of at the site of the blighted property, which states the following information:

A. property owner's name;

B. the address of the property owner's delinquent property;

C. property owner's home and/or mobile phone number;

D. brief description of the Code violations at the delinquent property;

E. brief statement about the property owner's failure to appear in Housing Court and failure to pay fines levied for violations, if applicable.

3 4. instruct the Department of Public Works to maintain the sign(s) until all Code violations on the premises have been abated **or a period of 60 days from the placement of the sign(s) elapses and the issues remain unabated.** The sign(s) shall be promptly removed upon abatement of all violations.

(c) The Chief of the Bureau of Building Inspection must investigate and consider posting appropriate signs at any property for which he/she receives a petition requesting such an investigation. The petition must meet the following requirements:

1. the petition contains at least 25 original signatures (no photocopies);

2. the petitioners are eligible to vote;

3. the petitioners are residents of the City of Pittsburgh.

(d) The number of signs posted throughout the City shall be limited to 10 (ten) at any given time.

(e) The Chief of the Bureau of Building Inspection shall provide written notification to City Council identifying properties where signs have been posted, as well as information relating to Code violations at those properties.

(f) The Chief of the Bureau of Building Inspection shall provide the information contained in section (b)1 regarding the owner of any property where a sign has been posted to the Director of City Information Systems for broadcast on the City's cable channel and the City's website.

(g) Any persons caught attempting to remove or tamper with signs erected as described in section (b) will be punished to the fullest extent of the law.

(h) Properties owned by the City of Pittsburgh or any other governmental entities are not excluded from enforcement of the sanctions prescribed in this ordinance.

(i) The Chief of the Bureau of Building Inspection shall issue a report to City Council every ninety (90) days, or as requested, listing:

1. The addresses of properties with signs currently installed and the City of Pittsburgh Housing Court convictions and Code citations associated with those properties;

2. The addresses of properties about which petitions have been received and are under consideration;

3. The addresses of properties that have had signs removed after coming into compliance with the Code.

(j) The Chief of the Bureau of Building Inspection and the Director of Public Works are empowered to issue rules and regulations which are necessary to implement this legislation.

(k) The above action does not preclude the Chief of the Bureau of Building Inspection from simultaneously securing compliance through other lawful means.

(l) Consideration may be given to those individuals who are not the owners of the properties subject to this ordinance, but are lessees or renters of the properties and who have expressed their desire not to have a sign posted on or adjacent to the property.

NOTE: I do hereby certify that the foregoing resolution duly engrossed and certified, was delivered by me to the Mayor for his approval or disapproval and that the Mayor failed to approve or disapprove the same, whereupon it became a law without his approval under the provisions of the Act of Assembly in

such case made and provided. Linda M. Johnson-Wasler, City Clerk