



Code Violations

Performance Audit

Wednesday, July 22, 2026

Audit procedures

- Ten items listed on Resolution 18 of 2024.
- Testing of system inputs, timeliness, and documentation of case files.

Resolution Item #1: Number of 311 complaints

Table 1
311 Totals by Department
For the Period January 1, 2021, to December 31, 2023

Department	2021	2022	2023	Total	Percentage
PLI	16,118	17,792	17,965	51,875	76.7%
DPW	Not Available	Not Available	4,208	4,208	6.2%
DOMI	3,853	4,451	3,244	11,548	17.1%
Total	19,971	22,243	25,417	67,631	100.0%

Source: 311 data provided by PLI

Resolution Item #1: Number of 311 complaints

Table 2					
311 Complaints Routed to PLI					
For the Period January 1, 2021, to December 31, 2023					
Type	2021	2022	2023	Total	Percentage
Weeds/Debris	8,694	10,390	9,735	28,819	55.6%
Building Maintenance	2,100	2,174	2,102	6,376	12.3%
Broken Sidewalk	777	847	1,098	2,722	5.2%
Building w/o Permit	787	873	1,015	2,675	5.2%
Tree Issues	545	646	581	1,772	3.4%
Zoning Issue	411	366	425	1,202	2.3%
Junk Vehicles (Private)	413	319	335	1,067	2.1%
Vacant Building	378	299	334	1,011	1.9%
Dumping (Private)	451	288	259	998	1.9%
Construction Site Maintenance	253	213	165	631	1.2%
Other	1,309	1,377	1,916	4,602	8.9%
Total	16,118	17,792	17,965	51,875	100%
<i>Source: 311 data provided by PLI</i>					

Resolution Item #1: Number of 311 complaints

Table 3 311 Complaints Routed to DPW For the Period January 1, 2021, to December 31, 2023					
Type	2021	2022	2023	Total	Percentage
Refuse Violations	Not Available	Not Available	2,190	2,190	52.0%
Early Set Out	Not Available	Not Available	859	859	20.4%
Weeds/Debris	Not Available	Not Available	354	354	8.4%
Illegal Dumping	Not Available	Not Available	315	315	7.5%
Commercial Refuse	Not Available	Not Available	202	202	4.8%
Late Set Out	Not Available	Not Available	153	153	3.6%
Recycling Violation	Not Available	Not Available	103	103	2.4%
Dumpster	Not Available	Not Available	17	17	0.4%
Dumping (Private)	Not Available	Not Available	6	6	0.1%
Building Maintenance	Not Available	Not Available	3	3	0.1%
Other	Not Available	Not Available	6	6	0.1%
Total			4,208	4,208	100.0%
<i>Source: 311 data provided by PLI</i>					

Resolution Item #1: Number of 311 complaints

Table 4 311 Complaints Routed to DOMI For the Period January 1, 2021, to December 31, 2023					
Type	2021	2022	2023	Total	Percentage
Utility Cut - Other	640	804	486	1,930	16.7%
Sidewalk Ice or Litter	516	588	129	1,233	10.7%
Blocked or Closed Sidewalks	473	397	317	1,187	10.3%
Wires	399	445	302	1,146	9.9%
Street Obstruction/Closure	223	347	274	844	7.3%
Road	222	283	254	759	6.6%
Dumpster (On Street)	236	252	242	730	6.3%
Sidewalk/Curb/ADA	231	268	189	688	6.0%
Utility Pole	207	228	144	579	5.0%
Sidewalk, Snow/Ice	163	263	49	475	4.1%
Other	543	576	858	1,977	17.1%
Total	3,853	4,451	3,244	11,548	100.0%
<i>Source: 311 data provided by PLI</i>					

Resolution Item #2: How long does it take?

Table 5 PLI Time Analysis of Code Violations For the Period January 1, 2021, to December 31, 2023				
Violation to Criminal Compliant Issuance			Criminal Complaint to First Court Date	
# of Days	# of Cases	% of Total	# of Cases	% of Total
0 – 30	4,753	40.2%	66	0.6%
31 – 60	3,114	26.4%	4,166	35.3%
61 – 90	3,310	28.0%	4,766	40.4%
91 – 120	245	2.1%	1,784	15.1%
More than 120	379	3.2%	1,023	8.7%
Unknown	10	0.1%	6	0.1%
Total	11,811	100.0%	11,811	100.0%
Source: Code Violations Data provided by PLI				

Table 6 DPW Time Analysis of Code Violations For the Period January 1, 2021, to December 31, 2023				
Violation to Criminal Compliant Issuance			Criminal Complaint to First Court Date	
# of Days	# of Cases	% of Total	# of Cases	% of Total
0 – 30	397	95.9%	1	0.2%
31 – 60	14	3.4%	194	46.9%
61 – 90	1	0.2%	124	30.0%
91 – 120	0	0.0%	53	12.8%
More than 120	1	0.2%	42	10.1%
Unknown	1	0.2%	0	0.0%
Total	414	100.0%	414	100.0%
Source: Code Violations Data provided by PLI				



Table 7 DOMI Time Analysis of Code Violations For the Period January 1, 2021, to December 31, 2023				
Violation to Criminal Compliant Issuance			Criminal Complaint to First Court Date	
# of Days	# of Cases	% of Total	# of Cases	% of Total
0 – 30	132	51.8%	6	2.4%
31 – 60	83	32.5%	135	52.9%
61 – 90	20	7.8%	57	22.4%
91 – 120	9	3.5%	27	10.6%
More than 120	10	3.9%	29	11.4%
Unknown	1	0.4%	1	0.4%
Total	255	100.0%	255	100.0%
Source: Code Violations Data provided by PLI				

Resolution Item #3: Cases withdrawn

Table 8 Cases Withdrawn by Inspector For the Period January 1, 2021, to December 31, 2023	
# of Withdrawn	# of Outcomes from Workflow (inspections)
85	3 or less
6,097	4
1,326	5
553	6
579	Between 7 - 17
2	18
1	19
2	21
8,645	
<i>Source: Code Violations Data provided by PLI</i>	

Resolution Item #4: Staff Hours

- Data not tracked.

Resolution Item #5: Magisterial District Court outcomes

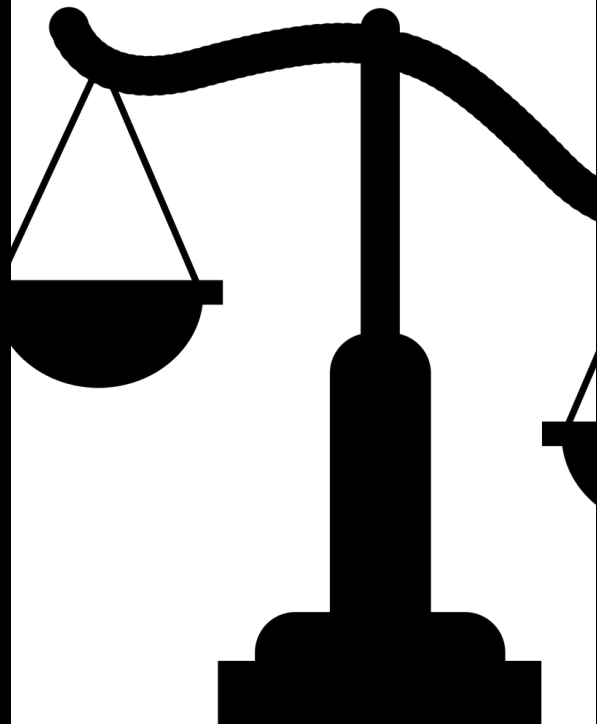


Table 9 Magisterial District Court Cases by Magistrate and Outcome For the Period January 1, 2021, to December 31, 2023								
Magisterial District	Continued	Dismissed	Dismissed for No Service	Guilty	Not Guilty	Null	Rescheduled	Withdrawn
05-2-27	913	207	93	174	1	621	0	111
05-2-28	473	40	1	13	0	180	0	67
05-2-31	798	90	53	173	4	234	0	262
05-2-35	1,124	39	13	25	5	394	0	273
05-2-36	1,279	65	95	167	3	196	0	350
05-2-38	295	84	145	169	28	506	0	42
05-2-40	1,294	142	134	273	3	477	0	114
05-2-42	1,039	42	217	165	8	499	0	116
05-3-10	633	84	20	66	3	165	0	100
05-3-12	1,031	56	202	283	5	322	1	160
05-3-13	514	134	186	310	9	530	1	102
05-3-14	1,150	337	389	353	6	305	1	261
05-0-03*	467	56	1	83	9	57	0	29
Errors**	96	16	23	42	6	35	0	32
Appeals***	159	24	1	57	6	65	2	33
	11,265	1,416	1,573	2,353	96	4,586	5	2,052
*Pittsburgh Municipal Court **Docket number entered incorrectly. ***Summary Appeal (SA) records do not display a Magisterial District Court number.								
<i>Source: Code Violations Data provided by PLI</i>							<i>Total:</i>	<i>23,346</i>

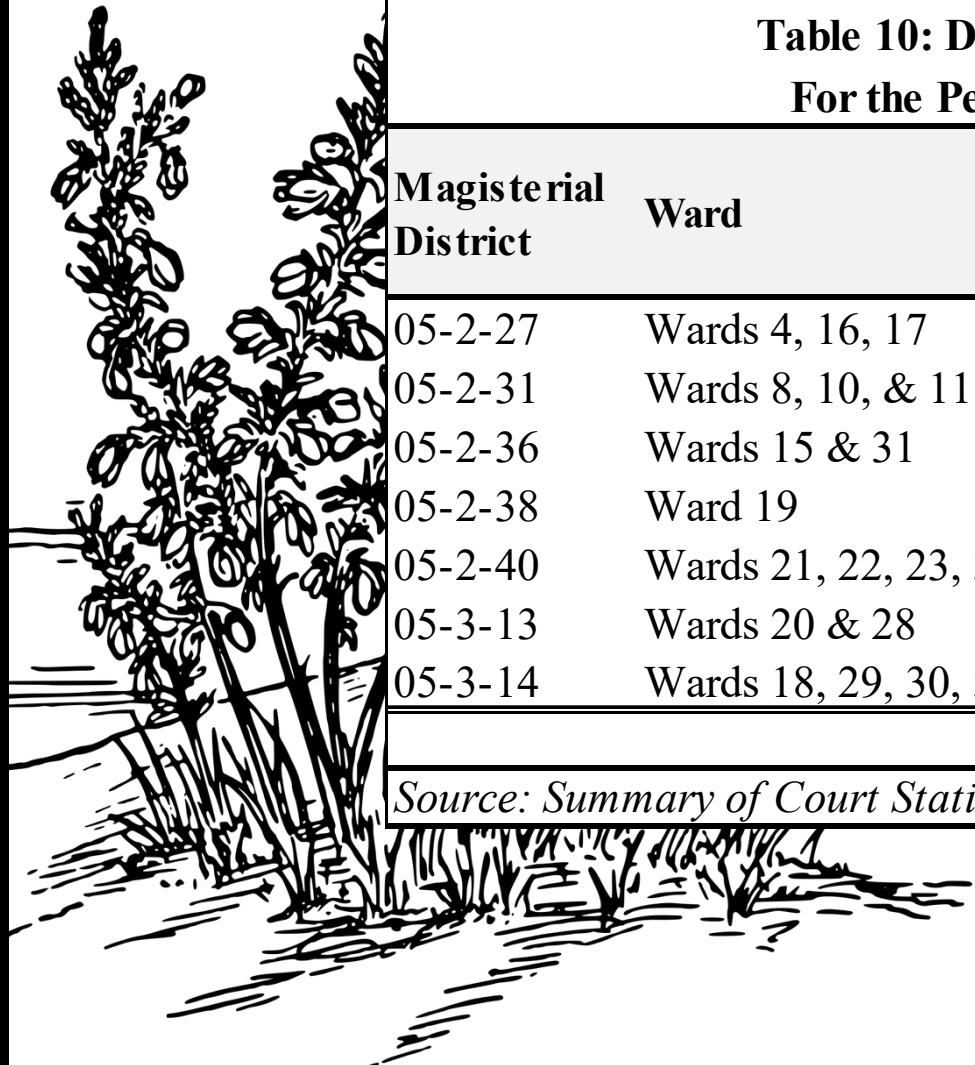
Resolution Item #6: Fine amounts

Table 10

**Table 10: Dollar Amount of Fines Under 609.01 and 302.4
For the Period January 1, 2021, to December 31, 2023**

Magisterial District	Ward	Total Owed in Fines	Total # of Violations	302.4	609.01
05-2-27	Wards 4, 16, 17	\$5,000.00	1	0	1
05-2-31	Wards 8, 10, & 11	\$200.00	2	2	0
05-2-36	Wards 15 & 31	\$2,100.00	3	3	0
05-2-38	Ward 19	\$36,500.00	46	46	0
05-2-40	Wards 21, 22, 23, 35, 25	\$350.00	4	4	0
05-3-13	Wards 20 & 28	\$3,350.00	10	3	7
05-3-14	Wards 18, 29, 30, 32	\$9,450.00	23	23	0
		\$56,950.00	89	81	8

Source: Summary of Court Statistics provided by Magisterial District Court



Resolution Item #7: Ratio of owner types

Table 11
Owner Type with Number of Cases and
Ownership Changes Who were Sent to Court
For the Period January 1, 2021, to December 31, 2023

Owner Type	# Cases Sent to Court	%	One Ownership Change	%	Two or More Ownership Changes	%
Owner Occupied Individual LLC LP City of Pittsburgh Other	2,196 5,637 2,753 393 56 1,445	17.6% 45.2% 22.1% 3.1% 0.4% 11.6%	143 765 595 49 24 **	6.5% 13.6% 21.6% 12.5% 42.9% **	22 125 145 1 0 **	1.0% 2.2% 5.3% 0.3% 0% **
Total	12,480	100%	1,576	12.6%	293	2.3%
<i>**Too many subclasses of owner types comprise this category to be meaningful.</i>						
<i>Source: Code Violations data provided by PLI and Allegheny County Real Estate portal</i>						

Resolution Item #7: Ratio of owner types

Table 12
Owner Type with Number of Cases and
Ownership Changes Who were Not Sent to Court
For the Period January 1, 2021, to December 31, 2023

Owner Type	# Cases Not Sent to Court	%	One Ownership Change	%	Two or More Ownership Changes	%
Owner Occupied	1,801	14.4%	127	7.1%	16	0.9%
Individual	4,721	37.8%	834	17.7%	123	2.6%
LLC	2,295	18.4%	548	23.9%	113	4.9%
LP	545	4.4%	51	9.4%	1	0.2%
City of Pittsburgh	1,742	14.0%	57	3.3%	6	0.3%
Other	1,376	11.0%	**	**	**	**
Total	12,480	100%	1,617	13.0%	259	2.1%

***Too many subclasses of owner types comprise this category to be meaningful.*

Source: Code Violations data provided by PLI and Allegheny County Real Estate portal

Resolution Item #8: Age

- Data not tracked.

Resolution Item #9: Number of clean and liens

Table 13		
Violations Referred to Clean and Lien		
For the Period January 1, 2021, to December 31, 2023		
Status of Case Number	# of Violations Sent to Court	%
Cancelled	2	0.1%
Clean-and-Lien	1,198	52.6%
Closed	1,079	47.3%
	2,279	100.0%
<i>Sources: Code Violations Data provided by PLI</i>		

Resolution Item #10: Locations/defendants most recurring

Table 14 Top 10 Violations Escalated to Court by Owner Type For the Period January 1, 2021, to December 31, 2023						
Code Description	City of Pittsburgh	Individual	LLC	LP	Owner Occupied	Other
Weeds	27	1,694	624	66	641	276
Accumulation of rubbish and garbage	10	971	477	55	316	131
Vacant Structures and Land	16	678	135	4	156	99
Unsafe Structure	9	493	180	12	114	117
Structure unfit for human occupancy	3	265	83	6	79	76
Record Not Provided	0	43	112	32	7	95
Permit Required	1	264	216	9	143	25
Sidewalks & Driveways	3	243	234	22	86	49
Stop Work Order	1	207	87	29	145	72
Municipal Waste and Recyclables Collection (timing)	0	57	41	10	5	10
Subtotal	70	4,915	2,189	245	1,692	950
%	0.7%	48.9%	21.8%	2.4%	16.8%	9.4%
Total	10,061					
Source: Code Violations data provided by PLI and Allegheny County Real Estate portal						

Source: Code Violations data provided by PLI and Allegheny County Real Estate portal

Resolution Item #10: Locations/defendants most recurring

Table 15
Top 10 Violations Escalated to Court
For the Period January 1, 2021, to December 31, 2023

	City of Pittsburgh	Individual	LLC	LP	Owner Occupied	Other	Total
1st Ward	0	16	18	7	1	9	51
2nd Ward	0	3	2	1	0	6	12
3rd Ward	0	8	10	1	0	20	39
4th Ward	1	148	64	26	26	30	295
5th Ward	2	51	24	1	9	31	118
6th Ward	0	52	47	4	17	27	147
7th Ward	0	31	17	9	27	11	95
8th Ward	0	57	46	15	36	14	168
9th Ward	0	56	97	16	24	6	199
10th Ward	1	115	106	13	53	33	321
11th Ward	1	71	63	4	48	27	214
12th Ward	2	318	69	6	63	55	513
13th Ward	7	582	76	3	122	142	932
14th Ward	2	146	32	13	145	31	369
15th Ward	5	249	101	1	113	28	497
16th Ward	0	204	122	13	53	49	441
17th Ward	0	144	120	18	33	20	335
18th Ward	4	366	151	8	88	49	666
19th Ward	6	329	187	15	149	49	735
20th Ward	11	410	177	21	126	60	805
21st Ward	0	75	50	3	19	20	167
22nd Ward	0	32	21	8	8	8	77
23rd Ward	0	47	48	7	18	14	134
24th Ward	6	106	57	1	35	13	218
25th Ward	2	164	50	1	26	28	271
26th Ward	12	247	65	10	69	31	434
27th Ward	2	256	84	4	84	39	469
28th Ward	0	99	29	2	61	17	208
29th Ward	2	159	108	6	64	30	369
30th Ward	4	264	111	8	86	38	511
31st Ward	0	50	11	0	44	8	113
32nd Ward	0	60	26	0	45	7	138
Subtotal	70	4,915	2,189	245	1,692	950	10,061
	0.7%	48.9%	21.8%	2.4%	16.8%	9.4%	100.0%

Resolution Item #10: Locations/defendants most recurring

Table 16
Top 10 Violations Escalated to Court by Ward and Violation
For the Period January 1, 2021, to December 31, 2023

	Weeds (2015 IPMC 302.4)	Accumulatio n of Rubbish and Garbage (2015 IPMC 308.1)	Vacant Structures and Land (2015 IPMC 301.3)	Unsafe Structures (2015 IPMC 108.1.1)	Structure unfit for human occupancy (2015 IPMC 108.1.3)	Record Not Provided (2015 IFC 901.6.2)	Permit Required (UCC 403.62[a])	Stop Work Order (UCC 403.81)	Sidewalks & Driveways (2015 IPMC 302.3)	Municipal Waste and Recyclables Collection (timing) (619.04[B])
1st Ward	5	5	0	15	4	5	1	2	14	0
2nd Ward	0	0	0	1	1	3	0	1	6	0
3rd Ward	19	9	0	7	2	0	0	1	1	0
4th Ward	84	54	0	22	6	14	17	35	15	48
5th Ward	23	27	0	31	19	2	5	6	3	2
6th Ward	46	15	3	9	6	11	12	26	18	1
7th Ward	9	8	0	2	1	18	5	8	40	4
8th Ward	36	36	0	8	5	13	16	27	25	2
9th Ward	42	29	1	2	1	7	40	54	23	0
10th Ward	108	55	16	33	18	2	36	37	16	0
11th Ward	58	46	12	13	2	8	23	22	26	4
12th Ward	165	69	165	54	30	3	7	6	11	3
13th Ward	307	123	310	90	75	2	7	8	8	2
14th Ward	66	46	7	12	14	13	33	32	138	8
15th Ward	210	65	13	38	36	3	69	40	20	3
16th Ward	140	119	6	31	15	16	51	44	8	11
17th Ward	77	78	3	27	6	19	39	55	14	17
18th Ward	239	155	114	90	24	7	13	15	6	3
19th Ward	300	153	29	38	16	46	57	46	45	5
20th Ward	310	200	73	64	53	24	43	27	10	1
21st Ward	34	20	16	26	15	6	19	11	20	0
22nd Ward	17	8	1	5	3	11	13	9	10	0
23rd Ward	29	18	17	5	11	7	26	15	6	0
24th Ward	55	52	22	31	19	1	16	14	8	0
25th Ward	54	34	42	47	28	1	32	25	8	0
26th Ward	169	109	32	67	21	3	13	12	8	0
27th Ward	197	90	50	65	30	7	7	16	7	0
28th Ward	90	43	20	15	8	6	11	9	6	0
29th Ward	146	89	41	15	13	20	16	14	7	8
30th Ward	187	150	71	53	20	6	8	5	10	1
31st Ward	38	28	7	6	7	2	16	8	1	0
32nd Ward	68	27	17	3	3	3	7	7	3	0
Subtotal	3,328	1,960	1,088	925	512	289	658	637	541	123
%	33.1%	19.5%	10.8%	9.2%	5.1%	2.9%	6.5%	6.3%	5.4%	1.2%

Source: Code Violations data provided by PLI and Allegheny County Real Estate portal

Item #11: Testing

Finding #1: Policies and Procedures

Finding #2: Documentation

Finding #3: Timeliness

Finding #4: Violations of City-Owned Properties



Thank you

CITY OF PITTSBURGH
OFFICE OF THE CITY CONTROLLER

Controller Rachael Heisler

City_Controller@pittsburghpa.gov

(412) 225-2054