



Legislation Details (With Text)

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**Type:** Ordinance    **Status:** Veto was Overridden  
**File created:** 3/11/2003    **In control:** City Council  
**On agenda:**    **Final action:** 3/25/2003  
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**Effective date:**

**Title:** An Ordinance supplementing the Pittsburgh Code Title Ten—Building, Chapter 1011 International Property Maintenance Code by adding a new subsection 110.7-Regulation of Demolition of Private Property

**Sponsors:** William Peduto

**Indexes:** PGH. CODE ORDINANCES TITLE 10 - BUILDING CODE

**Code sections:**

**Attachments:** 1. Veto message; Bill 1567.doc

Date	Ver.	Action By	Action	Result
4/8/2003	1	City Council	Overridden	Pass
4/7/2003	1	Mayor	Vetoed by the Mayor	
3/25/2003	1	City Council	Passed Finally	Pass
3/19/2003	1	Committee on Public Safety Services	AFFIRMATIVELY RECOMMENDED	Pass
3/11/2003	1	City Council	Read and referred	

Presented by Mr. Hertzberg

An Ordinance supplementing the Pittsburgh Code Title Ten-Building, Chapter 1011 International Property Maintenance Code by adding a new subsection 110.7-Regulation of Demolition of Private Property

**Be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1.** Supplementing the Pittsburgh Code Title Ten-Building, Chapter 1011 International Property Maintenance Code by adding a new subsection 110.7-Regulation Of Demolition of Private Property as follows:

SUBSECTION 110.5 PERMIT FOR DEMOLITION

The applicant for a permit to demolish or remove any building, structure, part thereof or appurtenance thereto shall satisfy the Code Official that such demolition or removal shall be done in such manner as to prevent any hazard to adjoining properties or to any persons using any public thoroughfare abutting upon the property on which the building or structure is situated. The Code Official shall have authority to require that any barricades or other safeguards deemed necessary be erected and maintained in a safe condition during the progress of the work. If, after demolition of a building or structure or part thereof, any depression on the lot may be deemed to constitute a hazard to life or limb, the Code Official shall have authority to require such depression to be filled or otherwise made

safe or barricaded in such manner as to eliminate such hazard. If, after issuance of a permit to demolish or remove a building, structure, part thereof or appurtenance thereto, it is found that the work of demolition or removal is not being performed in a safe manner, the Code Official shall have authority to revoke such permit. Any work of demolition or removal performed after such revocation shall be a violation of this Code.

#### SUBSECTION SECTION 110.6 NOTIFICATION BY THE CODE OFFICIAL

Upon receipt of an application for a demolition permit for any structure, (except those to be demolished and contracted by the City of Pittsburgh), the Bureau of Building Inspection shall notify adjacent property owners, community groups, community development corporations and the Councilperson in whose district the affected property lies, of the application for demolition. The permit applicant shall be responsible for posting a Placard of Intent to Demolish, in a conspicuous location fifteen (15) days in advance of beginning demolition work. Immediately following the fifteen (15) day posting period a demolition permit will be issued.

In the event the building to be demolished has been the subject of a public hearing before the Historic Review Commission, the City Planning Commission or the City Council, and demolition was on the agenda for discussion, the 15-day requirement is waived.

#### SUBSECTION 110.7 PROCESS TO OBTAIN DEMOLITION PERMIT

All applications for planned package demolition by the City shall be filed by the Bureau of Building Inspection with the City Planning Department. Such application shall consider such criteria as compatibility with neighborhood plans on file, the historic nature of the building existing URA or community development plans and the future use for the lot. Should the City Planning Department determine that demolition is inappropriate for the site, the City or registered community based organization or community development corporation may petition for a public hearing before the City Planning Commission.

Such review by the Planning Department shall take place within 60 days from the date of the City's notice of intent to the Planning Department for demolition.

Upon certification by a registered architect (AIA) or engineer (PE) that a building is structurally unsound and poses an immediate threat to public safety, nothing in this subsection shall be construed to prevent the Bureau of Building Inspection from demolishing the building.