Enhanced Downtown Property Maintenance Initiative

Samuel L. Jones, Mayor
2009 International Property Maintenance Code

This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.
Authority

2009 International Property Maintenance Code

Examples of Violations
Violation A

Violation of Property Maintenance Code,

Rubbish and garbage.
Violation B

Violation of Property Maintenance Code,

1. Defacement of Property – graffiti.
2. Vacant structures and land - clean, safe, and sanitary, high grass and weeds.
5. Protective treatment – all metal surfaces to be refinished.
Violation C

Violation of Property Maintenance Code,

1. Protective treatment – all openings shall be maintained weather tight.

2. Exterior walls – rotting material.
Violation of Property Maintenance Code,

1. Protective treatment – all metal surfaces to be refinished.

2. Rubbish and garbage.

3. Clean, safe, and sanitary, high grass and weeds.
Examples of No Violations
Check List for Enhanced Downtown Property Maintenance Initiative

Inspector: ____________________  Address: ____________________

1. ______ Check address for outstanding SROs

2. ______ Courtesy inspection
   a. Inspection sheet ________
   b. Pictures __________
   c. File shown to supervisor to check compliance __________
   d. Pass or Fail __________ (Supervisor Initials)

3. ______ Sent to Legal (legal description only)
   a. Bankruptcy ____________
   b. Out of city ownership ______
   c. Incorporation _________
   d. Tax sale ____________

4. ______ Hard hold placed on property. Action plan required.
   a. In the flood zone ________
   b. In historic district ______

5. ______ Mail out certified courtesy letter

6. ______ Receipt of returned certified mail

7. ______ 30-day re-inspection of property with new inspection form.

8. ______ If work has been started or completed, check for building permit and set meeting with Supervisor to review file.

9. ______ If nothing has been done, get with Supervisor to review the file and see if additional time is needed due to being in historic district or flood zone.

10. ______ NOV issued, certified letter, and inspection form sent.

11. ______ Receipt of returned certified mail.

12. ______ 30-day re-inspection with new inspection form.

13. ______ Set meeting with Supervisor to review file.
   Supervisor comments: 
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

14. ______ Abated ________ MOT ________
## Enhanced Downtown Property Maintenance Initiative

<table>
<thead>
<tr>
<th>Violation</th>
<th>Exterior Structure</th>
<th>Property Maintenance Code</th>
<th>Remedy</th>
</tr>
</thead>
</table>
| 1.        | Roof               | 304.1.1.8 Unsafe condition  
             |                    | 304.7 Roof and Drainage | Structural members will have to be replaced with decking and new roof material to be in compliance. |
| 2.        | Window/Seals Skylights | 304.2 Protective Treatment  
             |                    | 304.13 Windows, skylights, door frame  
             |                    | 304.13.2 Operable Windows | All wood surfaces to be painted, no flaking paint. All openings shall be maintained and weather tight. All metal surfaces to be free of rust, corrosion and oxidation. No broken glass. |
| 3.        | Doors              | 304.2 Protective Treatment  
             |                    | 304.15 Doors  
             |                    | 304.18.1 Doors | All wood surfaces to be painted, no flaking paint. All openings shall be maintained and weather tight. All metal surfaces to be free of rust, corrosion and oxidation. No broken glass. |
| 4.        | Balcony            | 304.1.1.12 Unsafe Condition  
             |                    | 304.10 Stairways, decks, porches, balconies | 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. |
| 5.        | Staircases         | 304.9 Overhang Extension  
             |                    | 304.10 Stairways, decks, porches balcony | 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. |
| 6.        | Exterior Walls     | 304.1.1.7 Unsafe conditions  
             |                    | 304.6 Exterior Walls | 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. |
| 7.        | Decks              | 304.10 Stairways, decks, porches, balconies. | 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. |
Downtown Property Owner

This is a courtesy letter to inform you that your property has been inspected for compliance with the 2009 International Property Maintenance Code and City of Mobile Litter Ordinance, and the violations noted on the enclosed inspection form were found. A thirty-day amnesty program is being implemented before formal notifications of violations are sent. Permits may be needed in order to bring this property into compliance. Your property may be required to have additional permits because of its location in a Historic District or flood zone. Because of this, additional time may be needed and will be taken into consideration.

If you have any questions, please contact Chief Property Maintenance Inspector Derrick Scott at 205-1528. An inspector will be available to meet with you at your property to review any violations there may be.

Ron Jackson, ISA-CA
Deputy Director of Urban Forestry and Safety
Urban Development Department

RMJ: tj
Downtown Property Owner

This is a courtesy letter to inform you that your property has been inspected for compliance with the 2009 International Property Maintenance Code and City of Mobile Litter Ordinance. No violations were found at this time. The City appreciates the initiative you have shown in maintaining your property.

If you have any questions, please contact Chief Property Maintenance Inspector Derrick Scott at 208-1528.

Ron Jackson, ISA-CA
Deputy Director of Urban Forestry and Safety
Urban Development Department

RMJ:tf
Complaint No. ____________________

CITY OF MOBILE
URBAN DEVELOPMENT DEPARTMENT (251) 208-7423
NOTICE OF VIOLATION

NAME_________________________ DATE________________

ADDRESS_____________________

CITY, STATE__________________

Inspection of the premises located at:______________________,
Mobile, AL, reveals a possible violation. You are requested to correct the
following conditions on or before______________________.

☐ Remove and/or repair inoperative vehicle (Litter Ordinance, Section 25-35). No inoperative or unlicensed motor
vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major
disassembly or disrepair.

☐ Remove accumulation of rubbish and garbage from property. (Litter Ordinance, Section 25-36 or 25-37) All
exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or
garbage.

☐ A Municipal Enforcement Officer for the City may issue Notices of Violation and Municipal Offence Tickets for a
violation of Municipal Code Chapter 25, Article 11, or Chapter 28, Article IV.

☐ Cut all high grass and weeds. (Litter Ordinance, Section 25-36 or 25-37) All
premises and exterior property shall be maintained free from weeds or plant
growth in excess of 10 inches.

☐ IPMC see attached check list

Repeated violations will result in automatic citation.
Failure to comply may result in an arrest warrant.
Notice: All construction must be permitted, and performed by licensed bonded contractors.

Date corrected:__________________ Inspector:__________________

Rechecks:_______________________ Employee No.__________________

Urban Development Department – City of Mobile, P. O. Box 1827, Mobile, AL 36633-1827