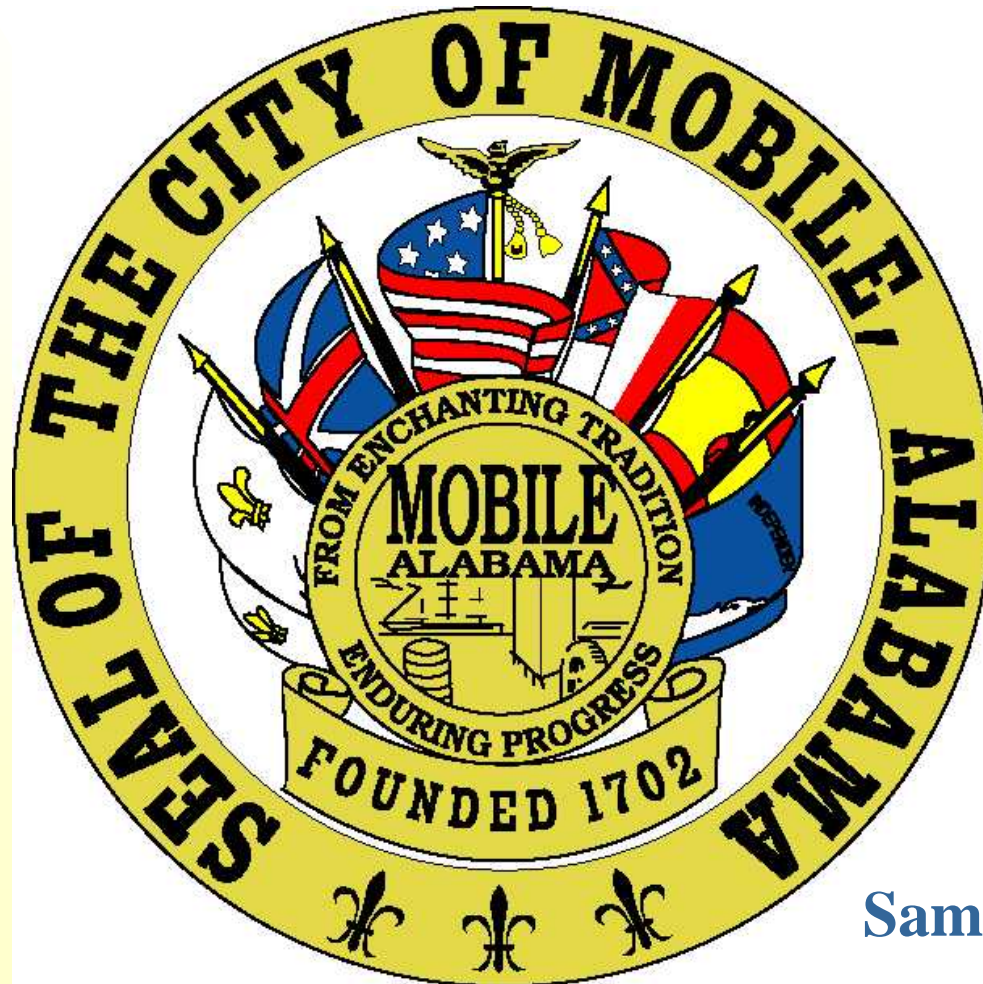


Enhanced Downtown Property Maintenance Initiative

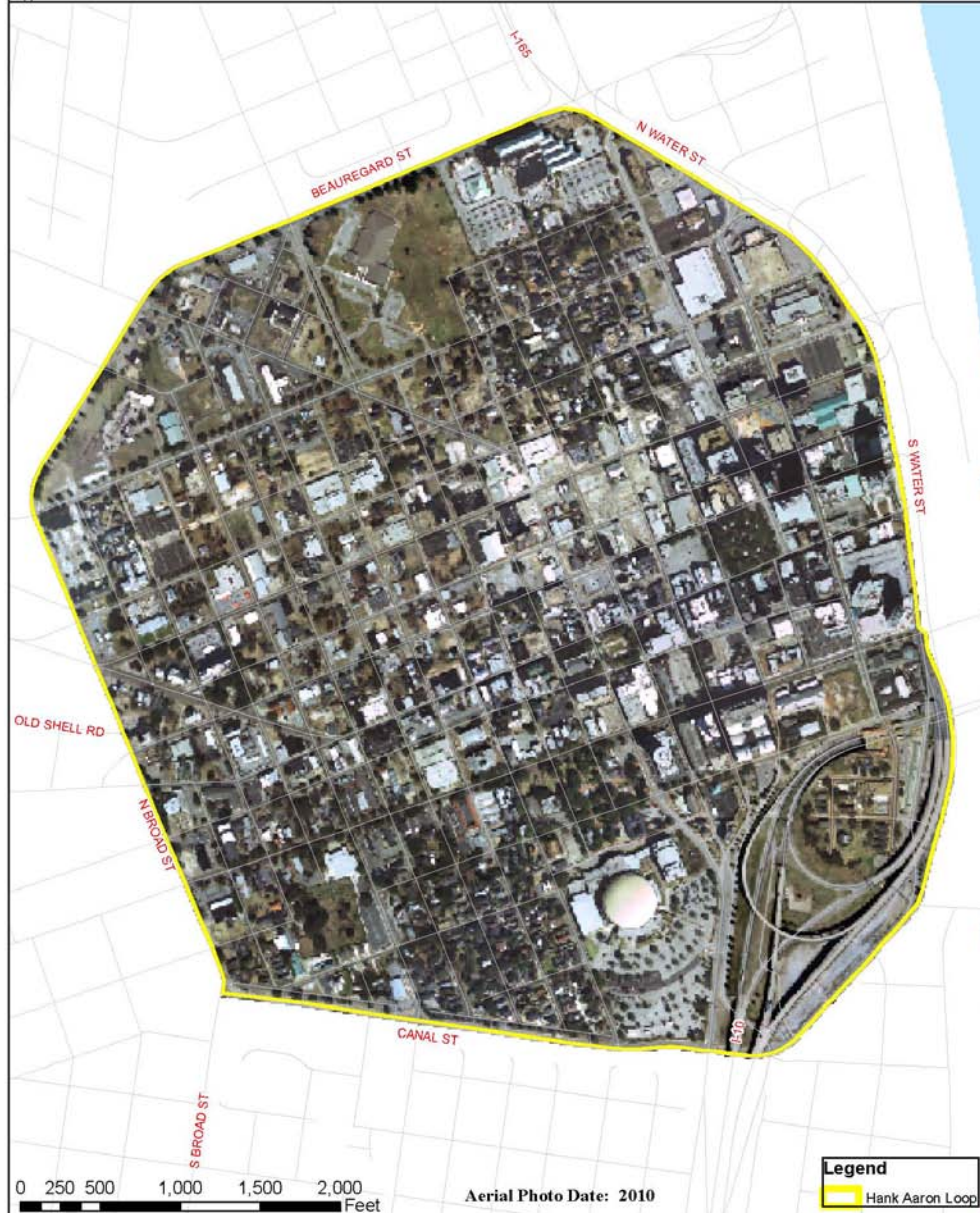


Samuel L. Jones, Mayor



Enhanced Downtown Property Maintenance Initiative

Print Date: 3/12/2013



Initiative

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

2009 International Property Maintenance Code and local Ordinance adopted by the Mobile City Council on January 18, 2011, and the Litter Ordinance, amended and adopted by Mobile City Council on November 28, 2006.

Examples of Violations



Violation A



Violation A

Violation of Property Maintenance Code,



Rubbish and garbage.

Violation B



02/21/2013

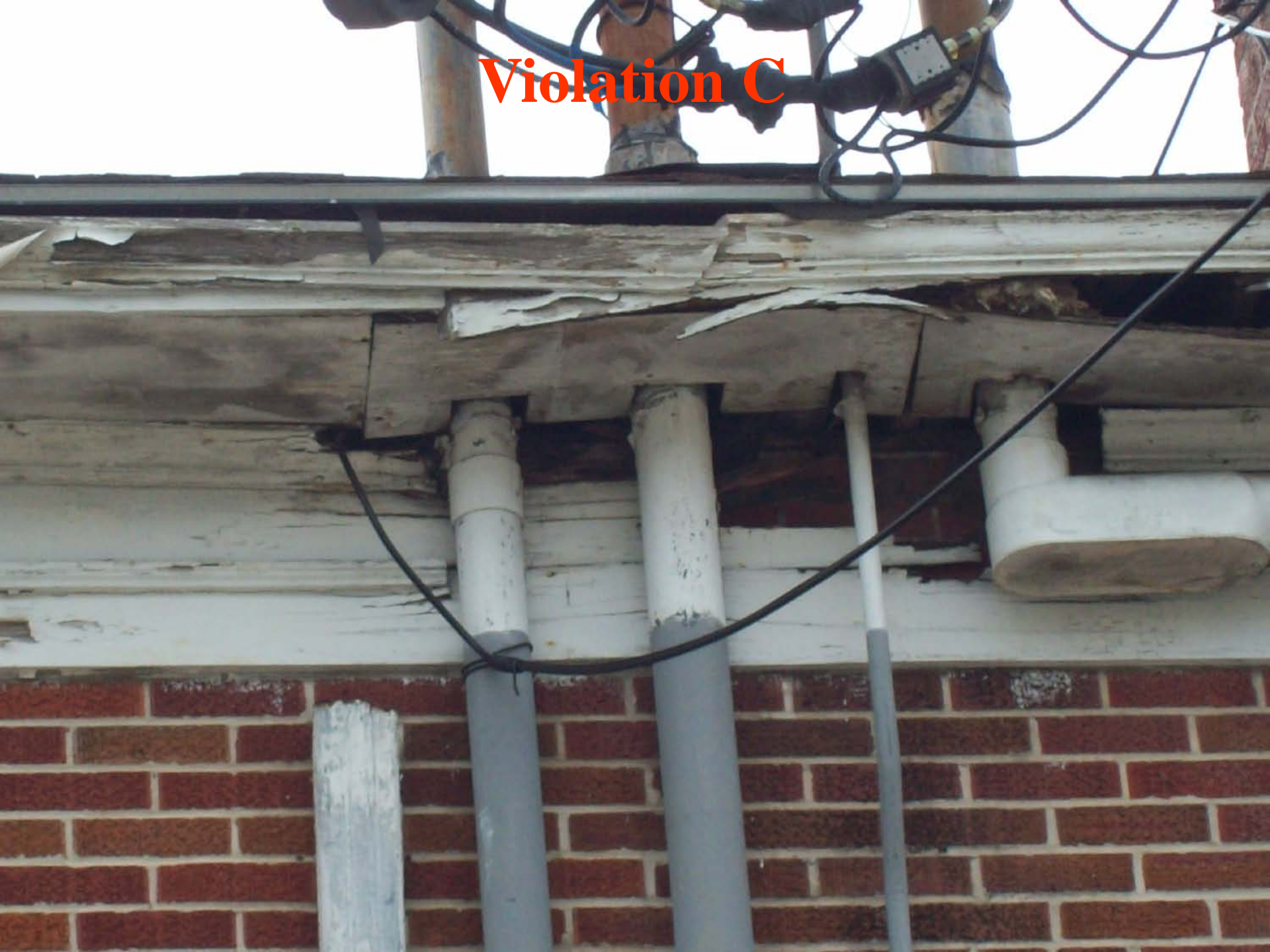
Violation B

Violation of Property Maintenance Code,



1. **Defacement of Property – graffiti.**
2. **Vacant structures and land - clean, safe, and sanitary, high grass and weeds.**
3. **Broken glass.**
4. **Electrical equipment – hanging wire.**
5. **Protective treatment – all metal surfaces to be refinished.**

Violation C



Violation C

Violation of Property Maintenance Code,



1. Protective treatment – all openings shall be maintained weather tight.
2. Exterior walls – rotting material.

Violation D



02/21/2013

Violation D

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





BARBOUR

701

THE JEE'S DRINK SPECIALS
TICKETALL THURSDAY
\$4.99 SELECT BEER DRAFT & 50% OFF
PONY TUESDAY
3 TO 4 PM \$1 BELL & HONESTY, 3 TO 7 PM WELLS & COMPANY
SUNDAY BLOODY SUNSHINE
\$3 Bloody Marys, \$3.99

BUG N' BOTTLES

THE GARDEN
BY THE SEA







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

Violation	Exterior Structure	Property Maintenance Code	Remedy
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 <i>deterioration</i> .
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.



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

URBAN DEVELOPMENT DEPARTMENT

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

JERMAINE A. BURRELL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

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 208-1528. 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



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

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CITY CLERK
LISA C. LAMBERT

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:tj

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

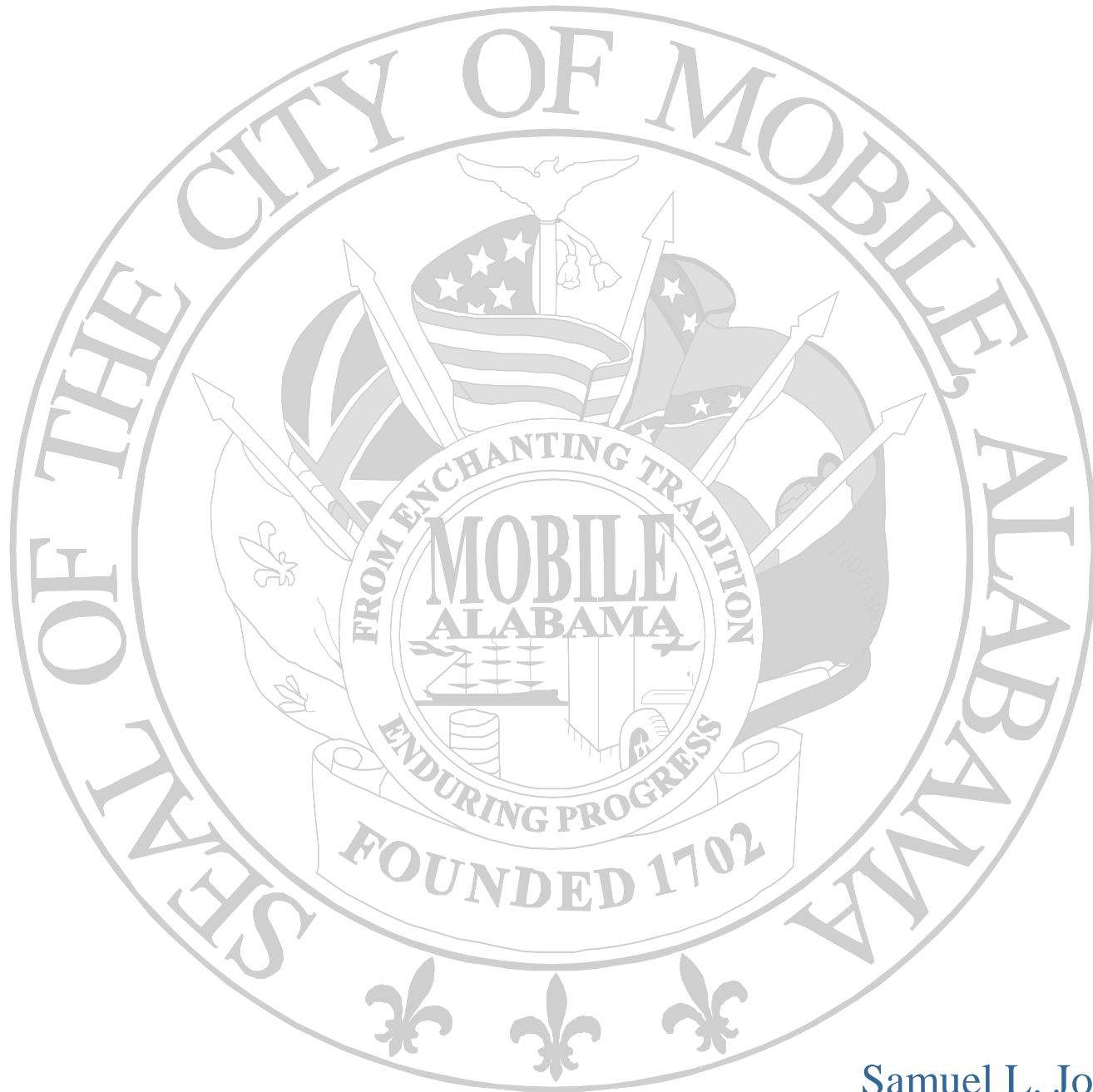
CITY OF MOBILE MUNICIPAL OFFENSE TICKET

CITY OF MOBILE, MOBILE COUNTY, ALABAMA		The undersigned, being duly sworn, deposes and says that he has probable cause to believe and does believe that the person herein named committed the offense hereinafter set forth contrary to law in that: <input type="checkbox"/> A.M. <input type="checkbox"/> P.M. <input type="checkbox"/> M.T. on or about _____ AT _____ TIME		COMPLAINT AND AFFIDAVIT
MONTH	DAY			
FIRST NAME		MIDDLE/MAIDEN	LAST	
ADDRESS		STREET		
CITY		STATE	ZIP CODE	
STATE	DRIVER'S LICENSE NUMBER		SEX	RACE
BIRTHDATE	VEHICLE TAG NUMBER		STATE	YEAR
MO	DAY	YEAR		
VEHICLE DESCRIPTION (YEAR, MAKE, TYPE)		NAME/ADDRESS <input type="checkbox"/> OWNER <input type="checkbox"/> EMPLOYER		
SOCIAL SECURITY NUMBER				
Did unlawfully violate an ordinance within the city limits or police jurisdiction of Mobile, Alabama at or near the following location (describe below):				
In violation of Municipal Ordinance or City Code Section _____, more particularly described in DESCRIPTION OF OFFENSE section below (See description of offense below).				
OFFICIAL SIGNATURE		Sworn to and acknowledged before me this date		MONTH DAY YEAR
DEPARTMENT		SIGNATURE AND TITLE		

COURT APPEARANCE INFORMATION				
IN THE MUNICIPAL COURT OF THE CITY OF MOBILE, MOBILE COUNTY, ALABAMA				
City of Mobile		v. _____ (Defendant)		
TRIAL DATE	TIME	205 Government Street		
MONTH DAY YEAR	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.	Mobile, AL 36652		
NOTICE TO THE ABOVE NAMED DEFENDANT: YOU ARE CHARGED WITH THE OFFENSE _____ IN ACCORDANCE WITH THE RULES OF JUDICIAL ADMINISTRATION, YOU MAY ELECT TO PLEAD GUILTY TO THIS OFFENSE BEFORE A MAGISTRATE AND PAY A FINE OF \$ _____ WHICH INCLUDES COURT COSTS. A WARRANT WILL BE ISSUED AFTER THE ABOVE DATE IF YOU HAVE NOT APPEARED PERSONALLY AND PAID SAID FINE AND COSTS OF COURT. DESCRIPTION OF OFFENSE _____ MUNICIPAL OFFICIAL'S REMARKS: _____ _____ _____ _____ _____ _____ _____ _____ _____ _____				
White - Court Canary - Municipal Official Pink - Defendant				

ATTORNEY

FOR GUILTY PLEA: SEE REVERSE



Samuel L. Jones, Mayor