

Violations

Violation No and Abbrev ViolationText

All fences shall be maintained	Section 15-5, D, iii All fences shall be maintained. Such maintenance shall include, but not be limited to, painting as needed, removal or covering of graffiti, and the replacement or repair of fences, which may become in disrepair.
Dilapidated	Section 15-5, C, ii It is becoming Dilapidated as documented by the building division of the Livable City Initiative's housing code inspection reports.
Exterior maintained	Section 15-5, E, iv Exterior walls (including doors and windows), roofs, and the areas around doors, windows, chimneys and other parts of a building shall be maintained as to keep water from entering the building and to prevent undue heat loss from occupied areas. Materials which have been damaged or show evidence of dry rot or other deterioration shall be repaired or replaced and refinished in a workmanlike manner. Exterior walls, roofs and other parts of the building shall be free from, loose and unsecured objects and material. Such objects and materials shall be removed, repaired or replaced.
Exterior of Buildings Maintained	Section 15-5, E, iv The exterior of buildings and structures shall be maintained so that it is not dilapidated or decaying, not open to the elements, and so that its appearance shall not have a tendency to depreciate adjoining property. The following factors may be considered in determining whether a building or structure is being maintained: missing or boarded windows or doors; collapsing or missing walls, roof or floor; exterior walls which contain holes, breaks, loose or rotting materials or the presence of graffiti, or exterior walls which are not properly surface-coated to prevent deterioration; siding that is seriously damaged or missing; foundation walls which contain open cracks or leaks or are structurally faulty; overhang extensions, including but not limited to canopies, signs, awnings, stairways, fire escapes, standpipes and exhaust ducts which contain rust or other decay; chimneys and other appurtenances which are in a state of disrepair; and insect screens which contain tears or ragged edges.
Fire Hazard	Section 15-5, C, iv It is a fire hazard as determined by the fire marshal, or as documented in fire department reports.
Free from Health, Safety and Fir	Section 15-5, E, vi Buildings and structures shall be maintained in a clean and sanitary condition free from health, safety and fire hazards
Health Problem	Section 15-5, C, v It constitutes a health or sanitary problem, as determined by the Health Director.
Holes or Other Hazards	Section 15-5, D, vi Steps, walks, driveways, parking spaces and similar paved areas shall be maintained to afford safe passage under normal use and weather conditions. Any holes or other hazards that may exist shall be filled and necessary repairs and replacement accomplished. All off-street parking facilities shall be swept as often as necessary in the determination of the Enforcement Officer.
Illegal Activity	Section 15-5, C, iii It is attracting illegal activity as documented in police department reports
Immediate Danger	Section 15-5, C, i It is determined by the Building Official or by health department reports that existing conditions pose a serious or immediate danger to the community (i.e. a life-threatening condition, or a condition which poses a health or safety risk to the public).
Infestation and Litter	Section 15-5, D, vii Yards, courts and vacant lots shall be kept clean and free of physical hazards, rodent harborage and infestation, and shall be maintained in a manner that will prevent accumulations of trash, garbage, litter, debris and rubbish. The Owner of the property shall maintain the Premises litter-free, and shall remove discarded or inoperative appliances, furnishings or machinery.

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Landscape Maintenance	Section 15-5, D, iv All landscaping shall be maintained so that lawns, hedges, bushes and trees shall be kept neatly and free from becoming overgrown and unsightly where exposed to public view and where the same may have a tendency to depreciate adjoining property. The maintenance shall include, but not be limited to, the replacement of trees and shrubs, which may die or otherwise be destroyed. Grass, weeds or similar growths shall not reach a height greater than one (1) foot. on any premises. Front yards shall not be allowed to deteriorate into unattended bare, dirt patches shall be kept neatly and free from becoming overgrown and unsightly where exposed to public view and where the same may have a tendency to depreciate adjoining property. The maintenance shall include, but not be limited to, the replacement of trees and shrubs, which may die or otherwise be destroyed. Grass, weeds or similar growths shall not reach a height greater than one (1) foot on any premises. Front yards shall not be allowed to deteriorate into unattended bare, dirt patches
No Graffiti, Structurally Sound	Section 15-5, E, ii The foundation walls of every building shall be maintained in good repair, free of graffiti and in structurally sound condition.
No Shopping Baskets, Carts or	Section 15-5, D, ii No shopping baskets, carts or wagons shall be left unattended or standing, and the baskets, carts or wagons shall be collected as often as necessary and removed to an appropriate enclosure intended for such purpose or to the interior of the building or buildings from which they were taken.
Noxious Plants	Section 15-5, D, v The planting strip fronting the Premises shall be maintained in a safe condition, neat, mowed as necessary, and free of litter, poison ivy, ragweed, and other noxious plant
Poor painted or finished conditio	Section 15-5, E, iii Foundations, floors, and walls shall be in good painted or finished condition without peeling.
Receptacle(s) for Cigarettes Dis	Section 15-5, D, x All places of business that serve food or drink to patrons (e.g., restaurants, cafes, bars, etc.) shall maintain receptacle(s) for the disposal of cigarettes on their Premises and shall empty the receptacle(s) on a regular basis.
Signs Maintained	Section 15-5, D, viii All signs exposed to the public view shall be maintained in good repair. Excessively weathered or faded signs shall be removed or put into good repair. A non-operative or broken electrical or other sign shall be repaired or removed.
Standing Water	Section 15-5, D, i All Premises shall be graded, drained, kept free of persistent standing water and maintained in a clean, safe and sanitary condition. Surface and subsurface water shall be appropriately drained to prevent the development of stagnant ponds.
Store Fronts Repair and Free of	Section 15-5, E, vii All storefronts, both occupied and non-occupied, and their walls exposed to public view shall be kept in a good state of repair and free of graffiti
Substantial interference	Section 15-5, C, vii It is a factor creating a substantial and unreasonable interference with the lawful use and enjoyment of other space within the building, or of other Premises within the vicinity of the building, structure or lot, as documented by complaints or cancellation of insurance on nearby properties.
Trash Receptacles Emptied	Section 15-5, D, ix Trash receptacles shall be emptied on a regular basis.
Unauthorized Storage	Section 15-5, C, vi It contains unauthorized storage or accumulation of junk, trash, rubbish, litter or refuse of any kind; the parking of inoperable vehicles (unless the Premises is a legally licensed junkyard) or the presence of any inoperable machinery and equipment.
Vermin Free	Section 15-5, E, v Buildings and structures shall be maintained free of insect, vermin pigeon and rodent harborage and infestation.