

Code Compliance Update

June 20, 2019

Enforcement Action Updates

Abandoned Shopping Cart Ordinance (Sec 9-2017 thru 9-2026) Update

- Adopted and approved January 18, 2018
- Enforcement began August 1, 2018
- Shopping Cart Plans Collected from businesses – 67
- Citations for failure to provide Shopping Cart Retrieval Plan – 2 (\$1,000 in fees collected)
- Notices of Shopping Carts Found – 116
- Citations for failure to pick up Shopping Carts – 12 (\$1,375 in fees collected)



November 2018 Ordinance Update

- Residential Parking (Section 8-1003)
 - 1014 Citations through end of May
 - 14 Variance Requests (1 granted)
- Derelict Vehicles (Sections 9-2009 thru 9-2013)
 - 186 vehicles towed through end of May
- Exterior Property Maintenance (Section 8-1004)
 - Over 100 cases citing objects, interior furniture, and unsafe trees
 - These cases either come into compliance or appear in Records Court

Code Compliance Assessment Fees

Outstanding Code Compliance Assessment Fees

- Outstanding Code Compliance assessment fees totaling \$4.4M dating back to 1996.
 - Lot Cutting
 - Secures
 - Demolitions
- These fees are considered “Open accounts” owed to the City. OCGA 9-3-25 provides, “All actions upon open account, or for the breach of any contract not under the hand of the party sought to be charged, or upon any implied promise or undertaking shall be brought within four years”
- Uncollectable Code Compliance assessment fees from 1996 through December 31, 2014 total \$ 3,138,696.61
- Collectable fees total \$ 1,203,933.21 (January 1, 2015 through December 31, 2018).

Code Compliance Assessment Fees – Way Ahead

- Focus on Collectable Fees (\$ 1,203,933.21, January 1, 2015 through December 31, 2018).
- Two tiered approach
 - Fees associated with 2015 and 2016 – file Liens against property
 - 9 filed on May 8 totaling \$53,902.32
 - 1 filed on May 20 totaling \$37,792.80
 - 29 Notice of Lien Letters mailed in May 2019 (\$75,219.52)
 - Fees associated with 2017 and beyond
 - Rely on debt collection company – Event #7192 closes June 18
 - If unsuccessful, file Lien against property
- A sustainable lien assessment program will require additional dedicated personnel
 - Paralegal
 - Code Compliance Technician

Proposed Ordinance Changes

Deletion of Part 4, Chapter 8, Article B, Property Maintenance

- AN ORDINANCE TO AMEND PART 4, CHAPTER 8, ARTICLE B, PROPERTY MAINTENANCE, SECTION 4-8025 THROUGH SECTION 4-8028
- Established under O.C.G.A. § 36-74-3
 - authorizing the creation of administrative boards with authority to impose administrative fines and other noncriminal penalties
- Locally adopted in August 2008
 - Allows for the establishment of an Administrative Board with a Hearing Officer to adjudicate Property Maintenance Cases
- Last used in 2013
- No longer required with increased throughput in Records Court – 54 cases on May 15 docket

Revisions to Part 8, Chapter 1, Article A, Buildings in General

- AN ORDINANCE TO AMEND THE CODE OF THE CITY OF SAVANNAH (2003), PART 8, CHAPTER 1, ARTICLE A, BUILDINGS IN GENERAL, SECTION 8-1001, TITLE; ADOPTION OF CODES
- AN ORDINANCE TO AMEND THE CODE OF THE CITY OF SAVANNAH (2003), PART 8, CHAPTER 1, ARTICLE A, BUILDINGS IN GENERAL, SECTION 8-1002, LOCAL CODE AMENDMENTS
- Adoption of Chapter 1 of the International Property Maintenance Code (IPMC)
 - Clarifies unsafe structures
 - Clarifies notices and orders
 - Clarifies placarding conditions
- Adoption of Appendix A (Boarding Standards) of the International Property Maintenance Code (IPMC)
 - Requires paint corresponding to house color
 - Requires either CDX Plywood or Performance Rated OSB
 - Polycarbonate – \$180 per window and \$300 per door
 - CDX Plywood/ Performance Rated OSB – \$75 per window and \$95 per door

Revisions to Part 8, Chapter 1, Article A, Buildings in General (continued)

- Adoption of Appendix D (Fire Apparatus Access Roads) of the International Fire Code
 - Requirements for proper dimensions to design turnarounds of dead end fire apparatus access roads
 - Requirements for a minimum clearance around a fire hydrant
 - Requirements for multi-family residential developments
 - Requirements for aerial fire apparatus roads
 - Minimum width
 - Proximity to building
 - obstructions



Revisions to Part 8, Chapter 1, Article B, Administration and Enforcement of Minimum Codes

- AN ORDINANCE TO AMEND THE CODE OF THE CITY OF SAVANNAH (2003), PART 8, CHAPTER 1, ARTICLE B, ADMINISTRATION AND ENFORCEMENT OF MINIMUM CODES, SECTION 8-1037(e)(2), POWERS AND DUTIES OF THE BUILDING, CODE, AND FIRE OFFICIALS
- Replaces the existing boarding standard with Appendix A of the International Property Maintenance Code
 - Creates a uniform standard across the City
 - Private Citizens
 - Code Compliance Secure Contractor

Secure Standard

- Multiple standards in use across the City
 - Section 8-1037 (March 1998 – September 2018)
 - Polycarbonate (August 2017 – present)
 - IPMC Appendix A (September 2018 – present)
 - Private Citizen standard widely used across the City
- Recommend the City formally adopt Appendix A of the IPMC
 - Section 8-1037 standard only requires plywood be primed
 - Polycarbonate
 - \$300 per door/\$180 per window
 - Average \$3300 per structure
 - No sustainable way to distinguish polycarbonate from plexiglass
 - IPMC Standard
 - Requires paint corresponding to house color
 - \$95 per door/\$75 per window
 - Average \$1100 per structure

Multiple Secure Standards in use across the City



Section 8-1037
(March 1998 – September 2018)



Private Citizen Standard



Secure Contractor
(August 2017 – present)



IPMC Standard

Future Initiatives

Future Initiatives Under Exploration

- Vacant Property Registration Ordinance
 - O.C.G.A. § 44-14-14 allow municipalities to establish Vacant Property Registration requirements
 - At least 11 GA municipalities have adopted Vacant Property Registration ordinances
 - The City of Savannah has over 1500 vacant structures
 - Adoption of a Vacant Property Registration ordinance would greatly assist in the identification and maintenance of vacant structures across the City
 - Clear identification of property owner along with a requirement to provide current contact information
 - Requirement for out of town owners to appoint a local agent able to respond to identified Code violations
- Explore funding for additional software upgrades for STVR Enforcement and Vacant Property Registration management

Political Signs

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- Place holder for charts provided by the City Attorney

Questions