



**WORKING TOGETHER MAKES A
BETTER BALTIMORE!**

Updated 2/2020



— BALTIMORE CITY —
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

A MESSAGE FROM CODE ENFORCEMENT INSPECTIONS

The contents of this brochure are intended to make you aware of the most frequently cited property violations in our city. For a better quality of life within our community, we are called to serve you. We will perform our duties at a high level and execute our mission to that end.

OUR MISSION

To enforce the building, fire, and related codes of Baltimore City to ensure the integrity of the permit process, safe buildings, habitable housing and decent neighborhoods, while providing prompt and courteous service to those citizens and clients that desire the same.

INSPECTION OFFICES

Headquarters/Central

417 E. Fayette St, Room 202
410-396-4170

Northeast

5225 York Rd, Lower Level Rear
410-545-7550

Southwest

417 E. Fayette St, Room 202
410-545-1851

Southeast

417 E. Fayette St., Room 202
410-545-6520

Northwest

3939 Reisterstown Rd
410-396-7736

COMPLAINTS

For all Property Maintenance complaints, please call 311.

WEBSITE

To view citation photos and/or active violation notices, please visit us at www.dhcd.baltimorecity.gov.

Under code enforcement:

CLICK Housing/Building Code

CLICK View **CITATION PHOTOS**

ENTER Citation # **CLICK** Search

or **CLICK** Housing/Building Code

CLICK View **ACTIVE VIOLATIONS**

ENTER Address **CLICK** Search

DEPUTY COMMISSIONER

Code Enforcement Inspections

Eric Booker



LAWN MAINTENANCE

IPMC 305.2.2 Maintenance requirements. All abutting sidewalks, gutters, and alleys must be maintained and be free of grass, weeds, or plant growth in excess of 4 inches. All other premises and exterior property must be maintained and be free of grass and weeds, or plant growth in excess of 8 inches. All noxious weeds are prohibited.

IPMC 305.3 Trees and Shrubbery. All trees and shrubbery that are dangerous to life and property, or that create a fire or traffic hazard, must be pruned or removed to eliminate danger or hazard.



VEHICLES

IPMC 305.5 Motor vehicles and trailers.

No motor vehicle or trailer can be parked, kept, or stored, whether covered or not, on any exterior premises; *if*:

- ▼ It is inoperative, unregistered, or fails to display current registration tags, or it is in a state of disassembly or disrepair or in the process of being stripped or dismantled.
- ▼ A motor vehicle or trailer can only be parked, kept, or stored on dustless all-weather surface.
- ▼ Painting a motor vehicle or trailer is prohibited unless conducted inside an approved spray booth.

IPMC 305.7 Outdoor Storage. Outdoor storage must be neat and orderly. All stored objects and materials must be elevated at least 1 foot off the ground to prevent rat harborage.

WHAT YOU SHOULD KNOW

EXTERIOR SANITARY MAINTENANCE

IPMC 306.1 Accumulation prohibited – All premises, including abutting sidewalks, gutters, and alleys, as well as the interior of every structure, must be kept free of any accumulation of trash, garbage, and debris, including animal waste, construction material, equipment, furniture, appliances, and similar objects and materials.

BULK ITEMS

IPMC 306.2 Bulk Trash – If discarded or abandoned articles are too large to be disposed of in a required receptacle, they must be conveyed to an appropriate landfill or other approved disposal site.

- ▼ Collection of bulk items can be scheduled for pick up by a 311 operator. At that time a confirmation number will be assigned.
- ▼ Bulk items can only be placed out after 6 on the evening prior or the morning of the scheduled pick-up date.
- ▼ All bulk items must be easily accessible for collection.

TRASH RECEPTACLES

IPMC 306.4 Storage Receptacle– Required. Trash, garbage, or debris can not be stored or placed out for collection except in approved storage receptacles. The owner of every occupied premises must provide a sufficient number of receptacles between days of collection.

IPMC 306.5 Storage Receptacle– Location. If, in the opinion of the Code Official, the exterior maintenance of storage receptacles is causing a nuisance or blight, the Code Official may require that, between days of collection, the receptacles be stored inside the building they serve, or in the discretion of the Code Official, within a contiguous structure.

IPMC 306.6.1.1 Storage receptacles must:

- ▼ Be made of metal or some other durable material approved by the Code Official.
- ▼ Be watertight, with tight-fitting covers and handles.
- ▼ Have a capacity of not more than 32 gallons or be a City owned trash receptacle assigned to the address for the curbside collection.

TRASH COLLECTION

IPMC 306.7 Placement for collection. Storage receptacles:

- ▼ Should be placed out for collection no later than 6 a.m. on the day of collection.
- ▼ Can not be placed out on any sidewalk or along an alley earlier than 6 on the evening before the day of collection.
- ▼ If placed on a sidewalk or along an alley, must be returned to the premises no later than 6 a.m. on the day after collection.

DUMPING

IPMC 306.3 No deposit on sidewalks, etc.

No trash, garbage, or debris can be deposited on any sidewalk, alley, or street, or on any public or private lot.

Fines will be enforced for anyone caught illegally dumping, and legal actions will be taken.

ANIMAL/PEST CONTROL

IPMC 305.4 Pest Control. All exterior property areas must be kept free from infestation by insects, rodents, and other pests, from rodent harborage, and from the conditions that attract pests (trash, animal feces, etc.) Where pest are found, they must be promptly exterminated by approved processes that will not be injurious to human health.



SNOW & ICE

IPMC 305.8.1 Time for Compliance – The snow and ice must be removed and cleared away:

- ▼ Within 6 hours after the snow has stopped falling; or
- ▼ If the snow stopped between 3 p.m. and 6 a.m., removed before 11 a.m.

