



Welcome

Community Partners

Thursday, September 27, 2018



Agenda

September 27, 2018

- **Welcome**
- **Introductions**
- **Comments from Dr. Haitham Hijazi,
DPIE Director**
- **DPIE Presentation**
- **DPW&T Presentation**
- **DoE Presentation**
- **Questions**





Why Have Community Partners?

To collaborate on a common goal:

To improve the quality of life and preserve the aesthetic value of our communities by ensuring all residents and business owners maintain their properties within required legal standards.





The DPIE Mission

We work to enforce the Codes established to keep Prince George's County residents, business neighbors and their visitors safe.





Permitting



Permits Overview



- **The Permit Center is the point of contact for general inquiries, plan submissions and review, and applications.**
- **Building Plan Review**
engineering staff examine plans for commercial and residential projects to ensure compliance with construction codes.
- **Site/Road Plan Review**
engineering staff review plans for site development and road improvement projects.



Building Permits

- **Building permits are required for all residential and commercial construction projects, including:**



- New bathrooms and kitchens
 - Chairlifts and ramps
 - Swimming pools
 - Stoves
 - Fences taller than 4 feet
 - Sheds
 - Decks and patios
 - Garages, carports and driveways
 - Additions and alterations
 - Installation or renovation of identified electrical devices and wiring
- **Building permit applications are available to be completed online at <https://md-princegeorgescounty.civicplus.com/1578/Online-Permit-Services>.**



Inspections

Permits and Inspections



- **There are two types of DPIE inspections related to permits:**
 1. **Building inspections** — including mechanical, electrical, fire and construction — ensure buildings are constructed according to Code and approved plans.
 2. **Use and Occupancy (U&O) inspections** ensure the appropriate use of buildings and their safety.
- **Schedule a mechanical, electrical, fire or construction inspection at 301-883-3820.**



Demolition Program

DPIE's Inspections Division demolishes unsafe structures, unfinished buildings and uninhabitable dwellings.





Licensing



Licensing

- **The Licensing Center issues business licenses and health permits. It also monitors Code compliance throughout the active term of a license.**
- **Online registration is required for:**



- **Lodging Establishment Registration**
- **Convenience Store Registration**
- **Food Service Facility Permits**
- **Temporary Food Permits**
- **Single Family Rental Licenses**
- **Pool and Spa Licenses**



Enforcement



Enforcement

- **There are six sections within the Enforcement Division:**

1. **Single Family Housing**
2. **Single Family Rental**
3. **Vacant Properties**
4. **Multifamily Housing**
5. **Zoning/Property Maintenance**
6. **Transforming Neighborhoods Initiative (TNI)**





Enforcement

1. Single Family Housing

- **DPIE Property Standards inspectors investigate complaints and issue citations or violation notices for Housing Code violations. If compliance is not achieved, cases are forwarded to the Office of Law for court ordered compliance.**

2. Single Family Rental

- **All single family rental property owners, with limited exceptions, are required to obtain a license, which costs \$115 for two years.**





Enforcement

3. Vacant Properties



- Vacant homes are inspected to ensure they are secure and maintained.
- Vacant properties with Code violations such as tall grass, debris or unlicensed vehicles can be “cleaned” by the County and a lien placed on the property to recover incurred costs.

Enforcement

4. Multifamily Housing



- **The Multifamily Section enforces the Housing Code for apartment communities and common areas in condominium communities.**
- **A multifamily property contains three or more units.**
- **A \$75 two-year license is required per unit.**



Enforcement

5. Zoning/Property Maintenance

- The Zoning Section enforces codes that regulate land use, property maintenance, and commercial and industrial properties.
- Zoning also issues sign permits and temporary use & occupancy permits for special events such as carnivals, flea markets, fairs, etc.



Enforcement

6. Transforming Neighborhoods Initiative (TNI)



- **Code Enforcement inspectors conduct bi-monthly inspection tours of each TNI area to assess the physical condition of structures, identify properties not in compliance with County Code and determine which require clean up, fix up, board up or demolition.**



Sidewalk Snow/Ice Removal Inspection Program



- The removal of snow and ice from sidewalks 48 hours after snow has fallen or ice has accumulated to two inches deep is mandated for all owners, tenants and managers of residential and commercial properties.
- If you are unable to clear snow and ice, please seek assistance from nonprofit organizations, schools, community youth or others who may be willing to help.



For questions, call 301-883-6168.



**Administrative
Hearing
Process**

Administrative Hearing Process

The new process is an effective and expeditious method to abate property standards violations.



- Respondents who receive citations for violations may seek a hearing through the Administrative Hearing Process within 30 days.
- Hearings take place at 9400 Peppercorn Place, Suite 500, Largo.
- The main violations include:
 - Open storage
 - Unlicensed/inoperable vehicles
 - Tall grass and weeds



Administrative Hearing Process



- Hearings are held to provide the opportunity for the parties to present testimony and evidence.
- Upon completion of the hearing, the hearing officer reviews the evidence, determines the findings and issues a written decision within five days.



Hearings

- If the hearing officer holds the respondent liable, a civil and monetary fine for each citation can be assessed, and the respondent is ordered to abate the violation.
- Parties aggrieved by a decision of the hearing officer may request reconsideration by the hearing board administrator.
- The decision by the hearing board administrator can be appealed to the Nuisance Abatement Board.
- The Nuisance Abatement Board decision can be appealed to the Circuit Court for Prince George's County.





**Nuisance
Abatement
Board**

The Board at a Glance

- The seven-member board includes representatives from DPIE, the fire and police departments, and four citizens. It hears complaints that allege acts that disturb the public peace or endanger the health, life or safety of residents, workers or visitors in the County.
- If the Board determines a nuisance exists, it will render a decision to immediately cease the activity and may impose a monetary fine. The first violation is \$500. The second violation is \$1,000.
- The Prince George's County Police Department may issue a criminal violation in lieu of a civil citation.



The Board at Work

Most cases are presented to the Nuisance Abatement Board by police.

Twenty-nine cases have been brought to the Board this year, including one involving a rental property that drew police attention because of constant traffic, parties held at all hours and occupants disturbing neighbors.

Officers made 15 service calls to the residence. A search warrant was served and several occupants were arrested.

The Nuisance Abatement Board ordered the home vacated, and peace was restored.



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VIOLATION!

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To File a Complaint

- Dial 311 (Call Center)



OR



- Go Online:
CountyClick311@co.pg.md.us

The 311 Call Center routes complaints, including anonymous calls, to the appropriate agencies.



Important Phone Numbers

- **Complaints** **311 Call Center**
- **Abandoned Vehicles** **301-952-1873**
- **Animal Management** **301-780-7200**
- **Building/Construction Standards** **301-883-3820**
- **Bulky Trash** **301-883-4748**
- **DPIE Public Information** **301-636-2020**
- **Enforcement Division** **301-883-6168**
- **Permits Center** **301-636-2050**
- **Refuse, Recycling and Yard Waste** **301-952-7625**
- **Rental Licensing** **301-883-3840**



Happy Fall!

For information, call DPIE PIO Avis Thomas-Lester (301) 636-2053
athomaslester@co.pg.md.us