



THE CODE ENFORCEMENT PROCESS



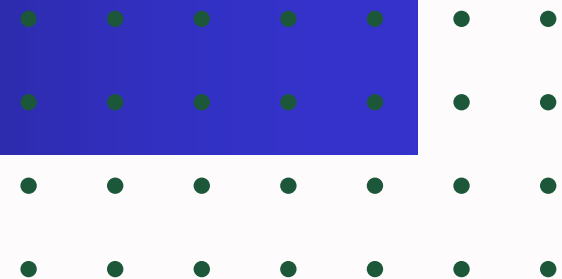
Presented by Director TaKasha L. Francis

Inspections and Public Services Division

The Department of Neighborhoods Inspections and Public Services (DON-IPS) division conducts residential code enforcement activities citywide which includes the inspection, improvement, and rehabilitation of environmental hazards in public and private premises. Services consist of inspecting and enforcing violations under Chapter Ten of the city's municipal code, including, but not limited to:

- dangerous buildings,*
- excessively high grass and weeds,*
- accumulation of trash and debris on residential properties,*
- graffiti removal,*
and other general nuisance related violations.

Residential Code enforcement is an indispensable function of local government and our work protects private and public investments to reduce blight, substandard living conditions, and improve environmental public health and safety.



Stats

01



Our code enforcement program services the entire city, which encompasses 11 Council Districts, nearly 2.7 million people, and is 671.82 square miles.

Currently we employ 54 code enforcement officers citywide.



02

03



FY 2023- Average yearly inspections 97,604; 1,877 inspections per inspector

Staffing Model

Staffing models depend on organizational needs, capacities, time, and resources.

Variables

Variables used to determine staff allocations include but are not limited to: Calls for service, Response time, Shift distribution, Geographic disbursement, and Officer-population ratio.

Houston's Model

In Houston, we employ performing workload assessments to guide staffing allocation decisions. This is based on calls for service and staff availability. We also utilize an objective standard of “First in, first out” to address inspections.

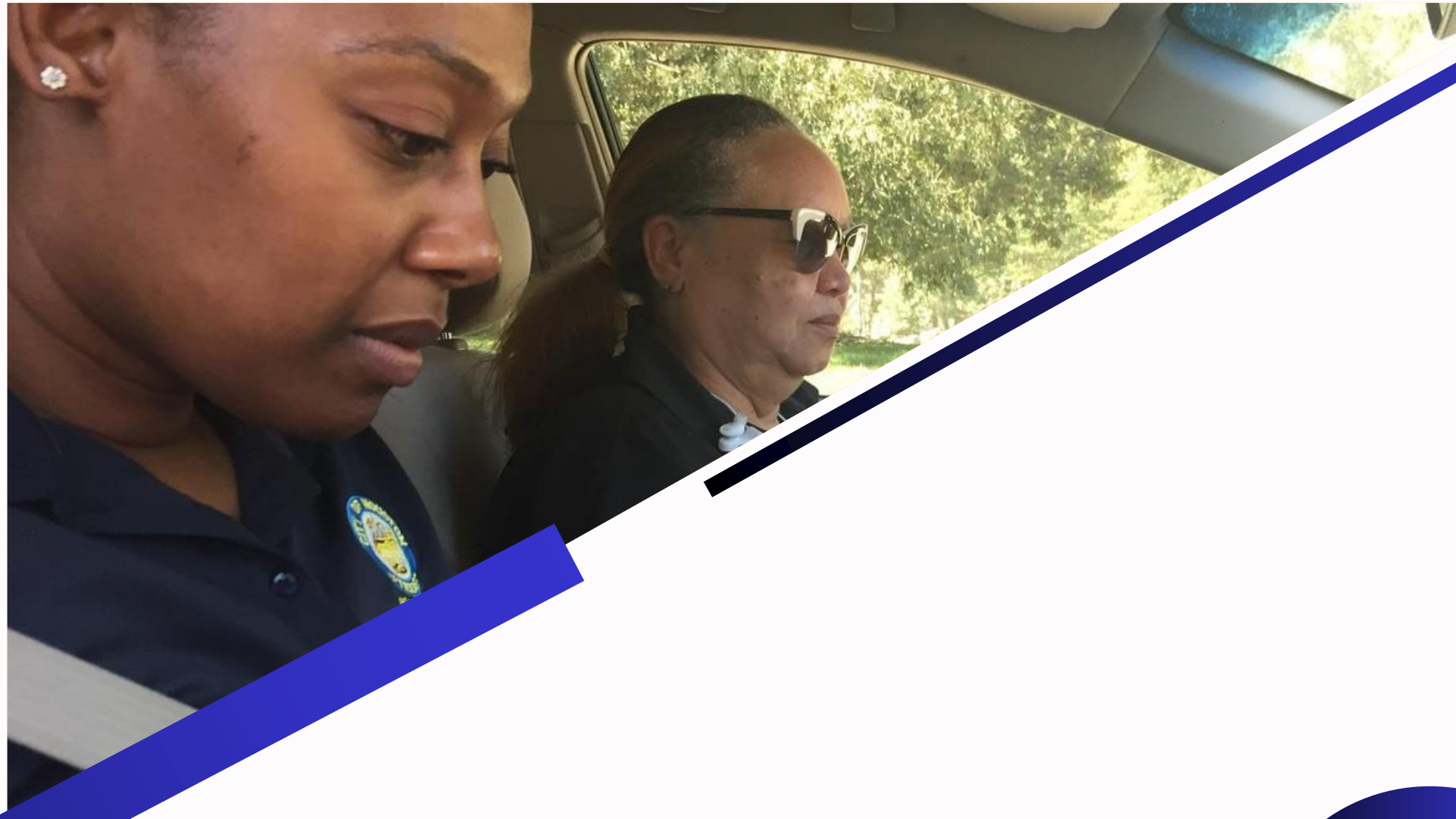
Priorities

Cases which qualify as an emergency standard and shows reveals evidence of a “serious and immediate hazard per the city’s municipal code- Sec. 10-392 (DB) and Sec. 10-453 (e). (high weeds)-Weeds or brush higher than 48 inches tall are declared to be an immediate danger to the health, life, or safety.



Statewide Code Staffing

City	Square Mileage	# of Inspectors	Officer/mileage ratio
Dallas	385.50	260	1.4 square miles per officer
San Antonio	465.4	147	3.1 square miles per officer
Austin	305.10	80	3.8 square miles per officer
Ft. Worth	349.20	58	6.0 square miles per officer
Houston	671.82	54	13 square miles per officer



Process Summary- Inspections

1. Citizen requests service for investigation of Neighborhood Nuisances.

2. DON inspects the property to confirm existence of violation(s).

3. Property Owner is notified of the violation(s) and given time to correct violations. Time varies based on violation and circumstances.

4. DON re-inspects inspects the property to determine compliance. Citations issued and/or abatement referral.

Abatement Process

Weeds/Trash 60 Days

1. Estimate cost of abatement.
2. Issue work to contractor.
3. Property is abated in 30 days.
4. Lien Property to recoup City expenses.

Junk Vehicles 180 Days

1. Additional Notification Required by State Law.
2. Administrative Hearing required to issue Abatement Order.
3. Additional Owner compliance time after order is issued.
4. Issue work to contractor.
5. Vehicle is Towed.
6. Vehicle is crushed and destroyed to TXDOT standards.
7. Lien Property to recoup City expenses.

Dangerous Buildings 365 Days

1. Prepare for Administrative Hearing.
2. BSC issues Order of Building Official.
3. Order allows 90 days for Owner Compliance.
4. Validate non-compliance with Order.
5. COH Legal, DON, HFD, HPD review and approve demolition.
6. Prepare property for demolition.
7. Issue work to contractor.
8. Contractor completes demolition in 30 days.
9. Lien Property to recoup City expenses.

**THANK
YOU!**

