

Code Enforcement

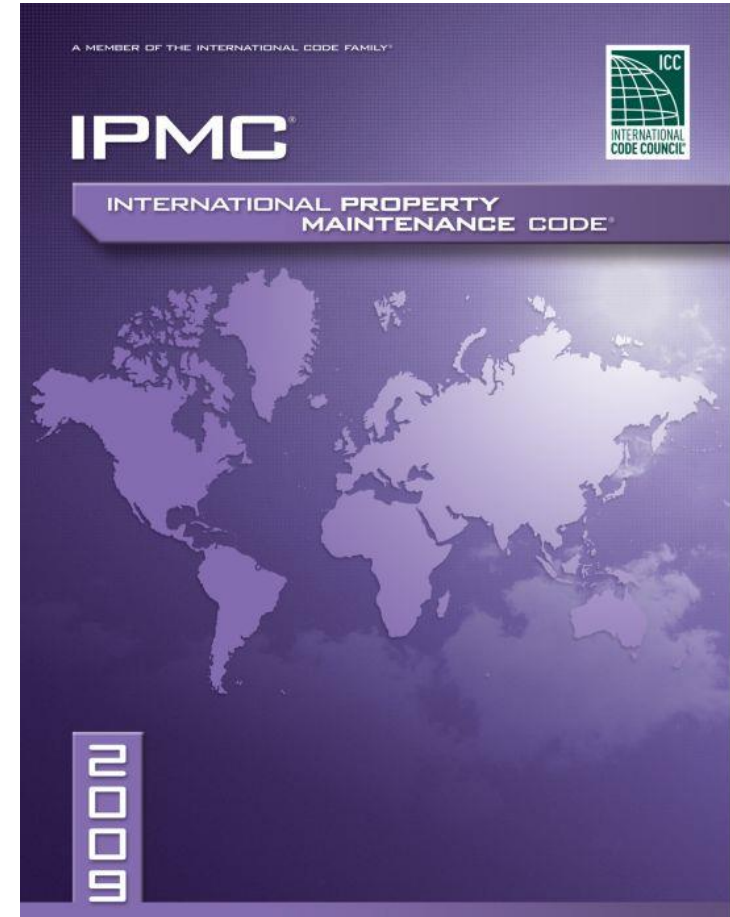


AN OVERVIEW OF THE CITY OF PAGEDALE CODE
ENFORCEMENT PROGRAM



Code Enforcement

- It is the policy of the Pagedale Police Department to conduct investigations and perform field inspections to enforce state and municipal code violations pertaining to public welfare, safety, public nuisance, and property maintenance.
- The City of Pagedale has passed an ordinance which adopts the St. Louis County/International Property Maintenance Code of 2009.





Responsibility

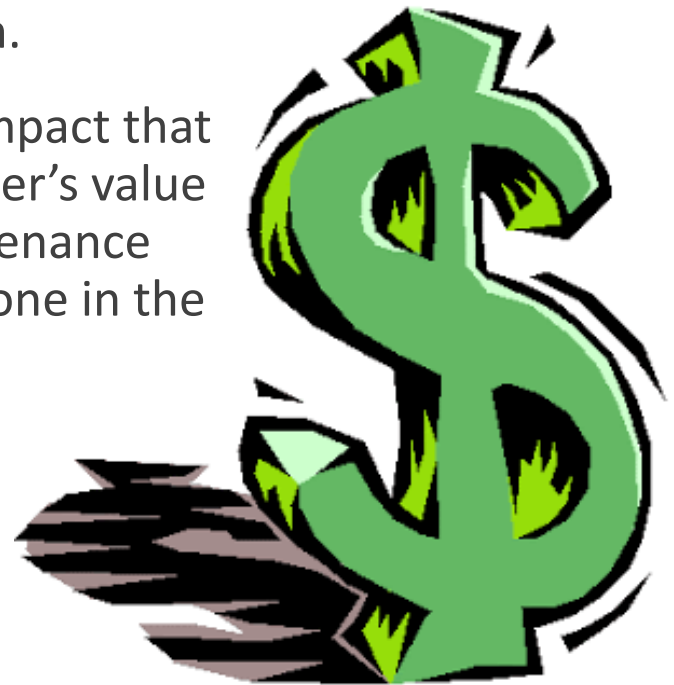
- The City of Pagedale has contracted with St. Louis County to perform all building, construction, interior, and occupancy and re-occupancy inspections.
- The City of Pagedale Code Enforcement Officer is responsible for the exterior premises and grounds of properties and buildings within the city limits.



Value of Codes to a Neighborhood



- The value of a good Code Enforcement program is to make sure that buildings are maintained sufficiently to keep up property values and also to keep pace with new technologies and safety research.
- But it's my property! Yes, but the major impact that neighboring properties have on one another's value and enjoyment means that building maintenance and safety becomes the business of everyone in the neighborhood.



Code Enforcement Officers Duties



- The Code Enforcement Officer is to assist property owners in determining the most efficient and expeditious methods to achieve voluntary compliance with applicable law and ordinances.
- The goal of the code enforcement program is to ***ACHIEVE VOLUNTARY COMPLIANCE***, not punishment.
- The Code Enforcement Officer will work with homeowners and provide them information about resources for obtaining assistance if needed.

Steps to Voluntary Compliance



1. Initial Inspection
2. Notice of Violation and/or Posted Warnings/Warning Stickers
3. Every attempt will be made to personally contact the responsible person or owner for serious issues
4. Re-Inspection
5. Additional Notices or Issuance of Summons if not corrected
6. Re-Inspection Before Court (usually the day of court)





Nuisance Properties

- Properties with multiple complaints or calls for Police service for activities, which, when occurring in relation to the use of occupancy of residential or commercial property, hurts, annoys, inconveniences, or cause damage to the inhabitants of the City or a substantial part thereof with respect to welfare, health, convenience, or safety or with respect to the free use and comfortable enjoyment of property, may be deemed a nuisance property and under the City of Pagedale Municipal Code § 215.130 may be declared a nuisance after a hearing.
- Examples of types of nuisance behaviors:
 - Noise Complaints
 - Discharging of Firearms
 - Lewd and/or lascivious behavior and/or other prostitution offenses
 - Drug offenses
- **Nuisance Properties may be condemned or have the occupancy permits revoked for a period of no less than 30 days nor more than 1 year as per the City of Pagedale Municipal Code §215.130 {G}**



Derelict Vehicles

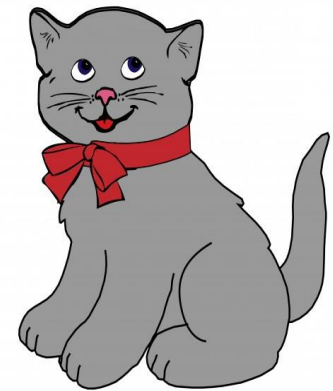
- Per the City of Pagedale Municipal Code § 215.020, a motor vehicle, trailer, all-terrain vehicle, outboard motor, or vessel (boat) is considered “ABANDONED PROPERTY” if it is not currently licensed OR it is not operational.
- Open Storage of inoperable or unlicensed (“ABANDONED PROPERTY”) is deemed a “PUBLIC SAFETY HAZARD” and is prohibited and subject to towing at the owner’s expense.



PETS



- ALL dogs and cats **MUST** be registered and vaccinated against Rabies **YEARLY**. Every dog and cat will wear their rabies tag and the owner will maintain the paperwork.
- The City of Pagedale has a leash law. Animals are not allowed to “run at large,” and may be impounded by St. Louis County Animal Control.
- No more than 2 dogs older than 90 days old are allowed in any residence and is considered a “public nuisance” if violated.
- Pet Waste (Poop and Scoop Law) – You must remove the fecal matter deposited by your animal on any property that you do not own. (The City of Pagedale § 205.100). You must have in your possession at all times the necessary equipment to remove your animal’s fecal matter when not on your own property when accompanied by your animal.





Pit Bull

- Animals of the “Pit Bull” breed are **NOT** allowed per City of Pagedale § 205.120.
- The “pit bull” breed is defined as any dog descending from the following bloodlines (or mixture thereof):
Staffordshire Bull Terrier, American Pit Bull Terrier, American Staffordshire Terrier.
- The pit bull breed is also defined to mean any dog which has the appearance of being of the breeds of Staffordshire Bull Terrier, American Pit Bull Terrier, American Staffordshire Terrier or any other breed commonly known as “pit bulls,” “pit bull dogs,” and/or “pit bull terriers” or any combination of any of these breeds.



American
Staffordshire
Terrier



American Pit Bull
Terrier



Staffordshire
Bull Terrier



Pit Bull (Continued)

- Common Breeds that are direct descendants of the “pit bull” breed that are also **NOT** allowed:
 - **American Bulldog** – A crossbreed of the American Pit Bull Terrier and other dog breeds.
 - **Dogo Argentino or just Dogo** – A crossbreed of the bulls-and-terriers and other dog breeds. *Sometimes also called the Argentinian Mastiff or the Argentine Dogo.*
 - **Presa Canario or just Presa** – A crossbreed of the American Pit Bull Terrier and other dog breeds. *Also known as a Perro de Presa Canario, Canary Mastiff, or Dogo Canario.*



American Bulldog



Presa Canario



Dogo Argentino



Common Issues



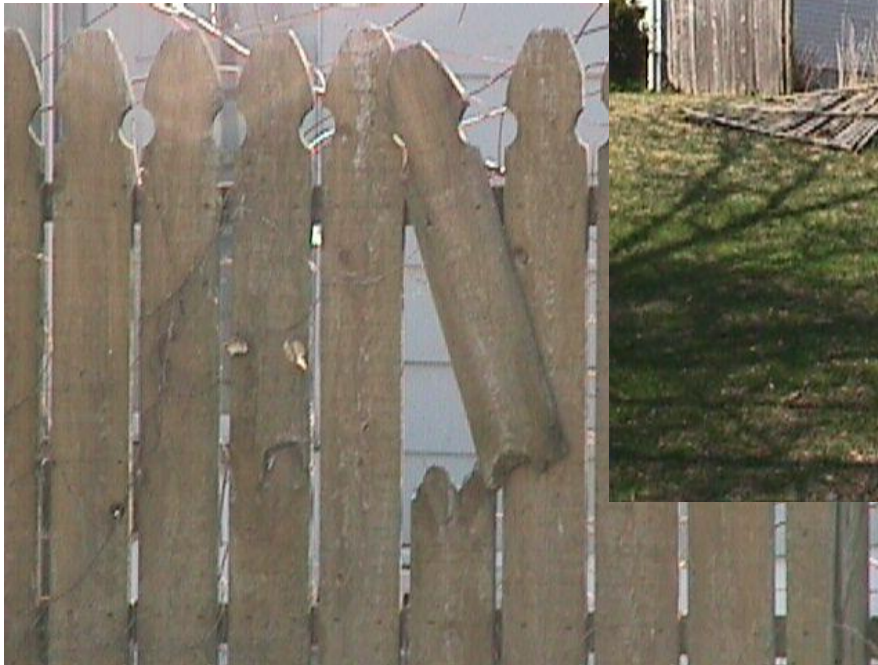
- All rubbish, garbage, yard waste shall be removed and disposed of. Grass over 8" in height shall be cut.



Common Issues (Continued)



- Examples of deteriorating fences requiring repair, paint and maintenance.



Common Issues (Continued)



- Any deteriorated and defective entry cable must be replaced under permit to eliminate hazards. If outer sheathing of cable is frayed or deteriorated, we cite.
- Eight (8) feet minimum height is required at the service entry cable drop and at its lowest point in the yard.

Common Issues (Continued)



- Missing Covers or cracked hard lines require replacement by a licensed electrician.



Common Issues (Continued)



- All exterior surfaces where chipping and peeling paint occurs shall be scraped and painted. Accessory structures shall be maintained structurally sound and in good repair.



Common Issues (Continued)



- Surface differentials of $\frac{3}{4}$ " or more on driveways and walkways are a trip hazard and must be leveled. $\frac{3}{4}$ " cracks must be repaired.
- Driveways shall be maintained in good condition and shall be composed of either concrete or asphalt. (§ 515.060)



Common Issues (Continued)



- House address numbers shall be 4" minimum high, ½" stroke width visible from the street. Missing numbers shall be replaced. May be located on either house or mailbox.