How does BDS enforce Title 29?

When violations are found, BDS posts a notice on the property and mails a notice to the property owner and occupant. The violations are listed along with the inspector's name and number who can be contacted for assistance.

Nuisance and Disabled Vehicle notices allow 15 days for the property owner to correct the violations. If the owner does not comply, a work order will be issued to a City contractor to do the work and/or tow the vehicle. The cost of abatement in addition to civil penalties and recording fees will be assessed in the form of a lien against the property and charged to the owner.

Housing and Derelict Building notices allow 30 days to correct the violations. If the violations are not corrected within 30 days, monthly enforcement fees are assessed in the form of a lien against the property. These fees are charged to recover some of our costs in maintaining open cases and performing inspections. These fees are charged until such time as the violations are corrected, inspected and approved.

n any cases in which the violations appear to be a severe health or safety hazard, the City may require that the property be vacated. For nuisance conditions that are an immediate threat to the public, a summary abatement may be performed by the City after which the property owner is notified.

Title 29 is online at: www.portlandoregon.gov/bds > select Codes tab > City Codes > Title 29 Property Maintenance Regulations.

Goals

- · Protect the health, safety and welfare of Portland citizens.
- Prevent deterioration of existing housing.
- · Contribute to vital neighborhoods.

Neighborhood Inspections does this by:

- Administering the City's minimum standards for property maintenance and safety for residential structures.
- Administering the City's minimum standards for maintenance of outdoor property areas and public rights of way such as streets, alleys and sidewalks.
- · Regulating derelict buildings.
- Enforcing these standards through a program of inspections.



Keeping Portland livable ...

Neighborhood Inspections of BDS is charged with enforcing Title 29 of the city's municipal code which covers property maintenance

Areas of Focus

Housing - Title 29 of the Portland City Code lists a variety of minimum housing maintenance requirements. Some of the most common things inspectors look for to ensure safety and livability include:

is the heating, water and power safe and adequate?

is the structure secure and stable?

are there plumbing, electrical or mechanical hazards?

are there functioning smoke detectors?

do all emergency egress windows open easily? are any windows broken?

are there emergency exits in case of fire?

are the stairs, handrails and guardrails safe and adequate? overgrown grass and weeds (10 inches or higher, May-Oct)

Nuisance - Generally refers to exterior property areas and adjacent public rights-of-way. Some of the most common violations include:

trash and debris

raw garbage

overgrown vegetation (vines, blackberries, hedges) obstructing a public right of way such as streets, sidewalks and alleys

open and vacant structures

outdoor storage of items or appliances that are for indoor use (such as mattresses, refrigerators, washers, etc.)

scrap metal, scrap wood, junk, auto parts

an open hole or cistern

rat harborages

Disabled vehicles on private missing wheels or tires property - Investigates complaints flat tires of visibly disabled vehicles on private

property that have been stored for seven days or more. If these vehicles are not stored in a garage or enclosed structure and have visible signs of inoperability, the City can tag them for removal. Indi-

missing engine or battery

broken windows or broken windshield

body damage

dismantled vehicle

Derelict buildings - The City may declare a structure to be a derelict building if it is vacant and one or all of the following conditions is true:

cations of a disabled vehicle include:

vacant and boarded up

vacant and open to entry

vacant and posted for Housing and/or Nuisance violations more than once within a two-year period

vacant and had a nuisance abated by the City. Permit fees will be billed directly to the contractor.

Neighborhood Inspections

Clean, well maintained houses, yards and streets are important for strong healthy neighborhoods — neighborhoods where families can be comfortable and where criminals aren't! The Bureau of Development Services Neighborhood Inspections Program can help you help your neighborhood. Title 29 of the City's municipal code is devoted to property maintenance.

How can you contribute to vital neighborhoods?

- Get to know your neighbors; join in neighborhood cleanups or events
- Participate in a neighborhood block watch
- Join your Neighborhood Association or other active community group. For more information call 503-823-2633.





Submitting a complaint

You can contact Neighborhood Inspections Monday through Friday from 8:00 am to 5:00 pm at: 503-823-7306. After hours you may leave a voice mail.

Be prepared to give your name, address and phone number as the complainant, the street address where the problem is located (if it is a vacant lot, we will need a hundredblock and cross street), and a brief description of the problem.

You may also file your complaint using our online form. Go to www.portlandoregon. gov/bds > select Enforcement tab > choose Neighborhood Inspections > Complaint Forms > click on Neighborhood Nuisance Complaints and complete and submit the form.

Please Note: all complainant information is strictly confidential and will not be revealed to the public.

Helpful tips & information

Bureau of Development Services

1900 SW 4th Avenue Suite 5000, Fifth Floor Portland, Oregon 97201

Monday - Friday 8:00 am to 5:00 pm

Important Telephone Numbers

BDS main number	503-823-7300
Neighborhood Inspections	503-823-7306
DSC automated information	503-823-7310
Building code information	503-823-1456
Zoning code information	503-823-7526
Residential information for	
one and two family dwellings	503-823-7388
City/County Referral and Info	503-823-4000
City of PortlandTTY	503-823-6868

Other Contact Numbers

icle on the street 503-823-7309	
ious activity	
503-823-3784	
503-823-4264	
503-823-4824	
Dangerous buildings, or if you suspect that renovation work is occurring at a property without permits and inspections	

• The top 25 basic housing requirements are outlined in BDS handout #21 entitled Basic Housing Requirements available online.

Compliance Services503-823-7306

• Cierta información de las inspecciones de la vencidad están disponibles en español.

For more detailed information regarding the bureau's hours of operation and available services;

Visit our Website www.portlandoregon.gov/bds

Neighborhood Inspections Program

















City of Portland, Oregon
Bureau of Development Services