

**CITY OF BALTIMORE  
COUNCIL BILL 07-0576  
(First Reader)**

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Introduced by: Councilmembers Clarke, Young, Kraft, Branch, Holton, Welch, Reisinger,  
Mitchell, Harris, Conaway, President Rawlings Blake

Introduced and read first time: January 29, 2007

Assigned to: Judiciary and Legislative Investigations Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and  
Community Development, Department of Finance

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Unsafe Vacant Structures – Posting Against Trespass**

3 FOR the purpose of requiring unsafe vacant structures to be posted conspicuously against  
4 trespass; and generally relating to the required safeguarding of vacant structures.

5 BY repealing and reordaining, with amendments

6 Article - Building, Fire, and Related Codes

7 Section(s) 2-103 (IBC § 115.4.3)

8 Baltimore City Revised Code

9 (Edition 2000)

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
11 Laws of Baltimore City read as follows:

12 **Baltimore City Revised Code**

13 **Article – Building, Fire, and Related Codes**

14 **Part II. International Building Code**

15 **§ 2-103. City modifications.**

16 The additions, deletions, amendments, and other modifications adopted by the City are as  
17 follows:

18 **Chapter 1. Administration**

19 **Section 115 Unsafe Structures**

20 **115.4 Unsafe vacant structures.** Every vacant structure, as defined in this § 115.4, is  
21 declared to be a fire hazard and a nuisance per se, and must be safeguarded and otherwise  
22 maintained as required in this § 115.4.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1           **115.4.3 Required safeguarding.** Every vacant structure must be cleaned, closed, and  
2 safeguarded as follows:

- 3           a. Before the structure is closed and secured, all litter, trash, and other debris must  
4 be removed from the premises.
- 5           b. All windows, doors, and other openings must be closed, securely locked, and, if  
6 within 20 feet of the ground or readily accessible, further protected by boarding  
7 up with substantial material, including masonry, approved by the Building  
8 Official. The Building Official may require windows facing streets to be boarded  
9 with lexan, vinyl, or similar material, protected by security grills, or both.
- 10          c. As long as the structure remains unrehabilitated[,]:
- 11               1. it must be kept boarded ,
- 12               2. THE PREMISES MUST BE CONSPICUOUSLY POSTED AGAINST TRESPASS, and
- 13               3. the premises MUST BE kept free of litter, trash, debris, high grass, and  
14 weeds at all times.
- 15          d. Boarding, POSTING, and cleaning, however, [does] DO not relieve the owner of  
16 responsibility to demolish or to repair and maintain the property in conformity  
17 with this Code.
- 18          e. [d.] The structure may not be reoccupied until the Building Official has issued an  
19 occupancy permit.

20           **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
21 are not law and may not be considered to have been enacted as a part of this or any prior  
22 Ordinance.

23           **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
24 after the date it is enacted.