

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0576

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

Committee Report: Favorable

Council action: Adopted

Read second time: November 26, 2007

AN ORDINANCE CONCERNING

Unsafe Vacant Structures – Posting Against Trespass

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

BY repealing and reordaining, with amendments

Article - Building, Fire, and Related Codes

Section(s) 2-103 (IBC § 115.4.3)

Baltimore City Revised Code

(Edition 2000)

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

Baltimore City Revised Code

Article – Building, Fire, and Related Codes

Part II. International Building Code

§ 2-103. City modifications.

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

Chapter 1. Administration

Section 115 Unsafe Structures

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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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 30th day
24 after the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City