

Code Enforcement

Study Session

April 8, 2014

INQUIRE BOULDER



This site is designed to provide you with a virtual city information desk, giving you the opportunity to look up information and submit non-urgent service requests to the City of Boulder 24 hours a day, 7 days a week.

IMPORTANT NOTE: Requests are NOT monitored on a 24/7 basis and are addressed during business hours. If you have an emergency, please call 9-1-1.

Looking for Information?

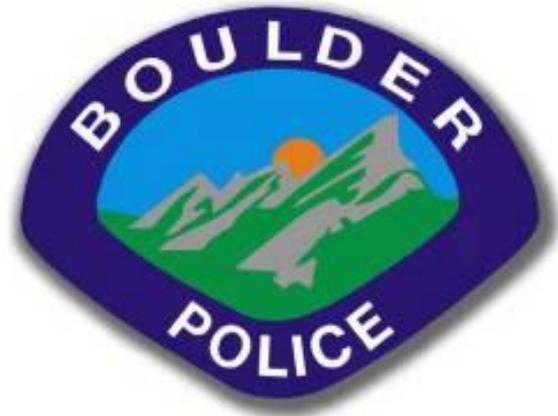
Question, Comment or Issue?

[Check Status](#)

Looking to [contact City Council](#)? Send an email to council@bouldercolorado.gov.

Police Department

- Nuisance Violations
- Proactive and Compliance Oriented
- Multiple Unit Approach
 - Patrol
 - Community Services
 - Neighborhood Impact
 - Code Enforcement



Police Department

All units respond to complaints and conduct proactive patrol.

- Patrol – Police Officers
 - Abandon vehicles
 - Alcohol violations
 - General noise complaints
- Neighborhood Impact – Police Officer
 - Alcohol violations
 - Load party complaints
 - Noise complaints
- Community Services – Police Officers
 - Alcohol regulations
 - Marijuana enforcement



Police Department

- Code Enforcement
 - Health, Life, and Safety
 - Exterior nuisance
 - Proactive enforcement
 - Educational and compliance oriented



Police Department

Police/Code Enforcement

- Noise
- Weeds
- Trash
- Outdoor Furniture
- Smoking in Public Places
- Elections Signs
- Special Trash Service
- Sidewalk Snow
- Visible Emissions
- Pesticides
- Signs in R-O-W
- Wood Burning
- Inoperable Vehicles
- Vehicle Noise
- Blocking R-O-W
- Overhanging Landscape

	District 1	District 2	District 3	District 3H	District 4	District 5	Total Violations	Summons
Violation Description								
Trash	169	23	142	379	91	176	980	103
Sign in Right-of-way	508	5	10	2	122	5	652	
Snow on Sidewalk	200	12	103	212	77	179	783	4
Tall Growth	46	8	21	16	46	79	216	1
Overhanging Sidewalk/Street	53	3	30	4	16	18	124	
Outdoor Furniture Restriction	X	X	X	32	X	X	32	2
Graffiti	4	2	2	7		5	20	
Noxious Weed Control	6	2	1	1	1	6	17	
Rodent Control	1			1	1	3	6	
Smoking in an Entryway	1		2				3	
Pesticides					1		1	
Total All	988	55	311	654	355	471	2834	112

Public Works Code Enforcement Categories

- Building Code Violations
- Dangerous Building Abatement
- Grading
- Housing Code Violation (IPMC)
- Rental License Violation



Public Works Code Enforcement Categories

- Medical/Recreational Marijuana
- Wood Roof Covering
- Nuisance Abatement



Public Works Code Enforcement: 03.01.2013 - 02.28.2014

		Closed Cases	<i>Closed Cases</i>	
Building Inspections	New Cases	Total	(No Violation)	Open Cases
<i>Building Code Violations</i>	114	101	7	13
<i>Dangerous Building Abatement</i>	8	7		1
<i>Grading Violation</i>	1	1	1	
<i>Housing Code</i>	19	10	1	9
<i>Rental License</i>	353	259	135	94
Others				
<i>Marijuana Enforcement</i>	91	86	2	5
<i>Nuisance Abatement</i>	3			3
<i>Wood Roof Covering</i>	586	538		48
Right-of-Way				
<i>Right-of-Way</i>	1	1		
<i>Transportation</i>	1	1		
<i>Utility Code</i>	1	1		
TOTAL	1178	1005	146	173

Community Planning and Sustainability

Code Enforcement Categories:

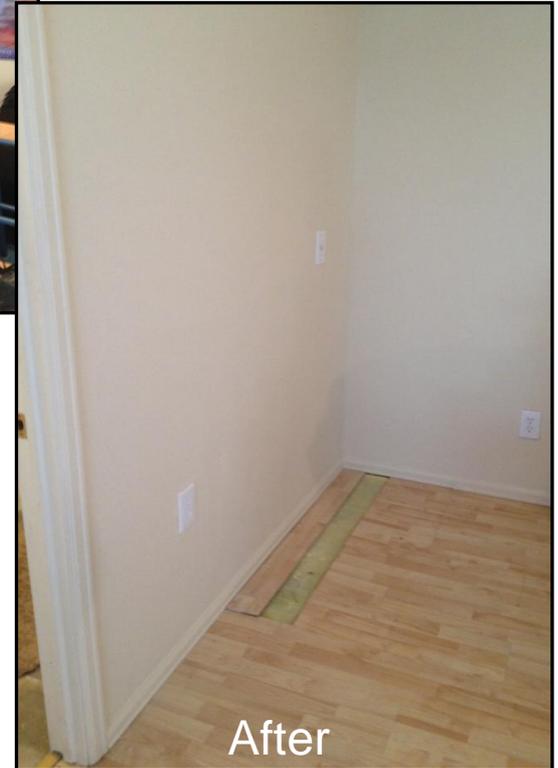
- Sign Code Violation (Non R-O-W)
 - Banners (Non R-O-W)
 - Sandwich Boards (Non R-O-W)
- Lighting
- Parking in Setbacks
- Selling from Movable Structure
- Historic Preservation



Community Planning and Sustainability

Code Enforcement Categories:

- Occupancy Violation
- Illegal Unit(s) Violation
- Home Occupancy Violation
- OAU/ADUs

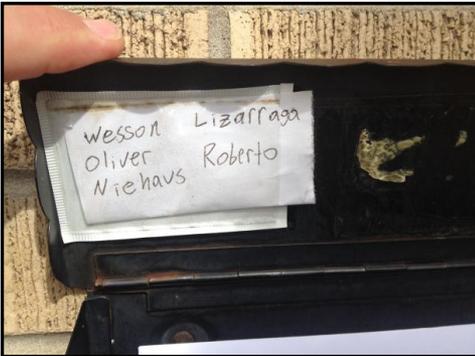


CP&S Code Enforcement: 03.01.2013 - 02.28.2014

Zoning Enforcement	New Cases	Closed Cases (Total)	<i>Closed Cases (No Violation)</i>	Open Cases
<i>Land Use Violations</i>	61	57	25	4
<i>Over-Occupancy Violation</i>	45	43	31	2
<i>Illegal Units</i>	44	33	17	11
<i>Sign Code Violation</i>	32	32	2	-
<i>Home Occupation Violation</i>	11	9	5	2
Total:	193	174	80	19

Community Planning and Sustainability

Non-Conformity/Over-Occupancy Violation



•9-8-5 (c) B.R.C 1981

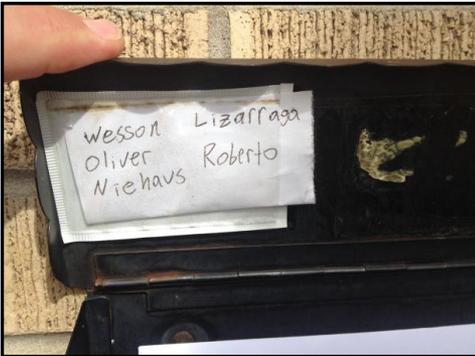
A dwelling unit that has a legally established occupancy higher than the occupancy level allowed may maintain such occupancy of the dwelling unit as a nonconforming use, subject to the following:

(1) The higher occupancy level was established because of a rezoning of the property, an ordinance change affecting the property, or other city approval;

(continued)

Community Planning and Sustainability

Non-Conformity/Over-Occupancy Violation



•9-8-5 (c) B.R.C 1981

(2) The rules for continuation, restoration, and change of a nonconforming use set forth in Chapter 9-10, "Nonconformance Standards," and Section 9-2-15, "Use Review,";

(3) Units with an occupancy greater than four unrelated persons shall not exceed a total occupancy of the dwelling unit of one person per bedroom; and

(4) The provisions of Chapter 10-2, "Property Maintenance Code," B.R.C. 1981.

Prosecution

- All code provisions are punishable as misdemeanors
- Criminal prosecution is challenging
 - Proof beyond a reasonable doubt
 - Speedy trial limits

Administrative Remedies

- Civil Proceeding
 - Uses a Preponderance of the evidence standard
 - Violations do not result in a criminal conviction
- Examples
 - Snow removal
 - Rental Licensing
 - Trash

Questions