

WILMERDING BOROUGH FIRE CODE ENFORCEMENT & PUBLIC SAFETY ORDINANCES ENFORCEMENT
ACTIVITY FOR MAY 2021 FIRE MARSHAL / CODE ENFORCEMENT OFFICER AL VINCENT HUSSEY

(OCCUPANCY INSPECTIONS FOR MAY 2021)

PASSED INSPECTIONS = 9

FAILED INSPECTIONS = 5

RESCEDULED FAILED INSPECTIONS = 4

FEEES COLLECTED = \$ 0.00 SEE OFFICE REPORT

(ORDINANCE AND QUALITY OF LIFE COMPLAINTS)

ISSUE.	TOTAL.
Origin and Cause Fire Investigation.	0
138-2 PERMIT REQUIRED FOR OCCUPANCY.	18
138.3 OCCUPANCY INSPECTION REQUIRED FOR SALE OR TRANSFER	8
145-9 STANDARDS ADOPTED.	0
192-1 LITTERING PROHIBITED.	10
210-2 HEALTH HAZARDS AND NUISANCES PROHIBITED.	2
238-14 WRITTEN RENTAL AGREEMENT.	18
238-30 LICENSE REQUIERMENTS.	0
255-11 STANDARDS FOR STORAGE OF SOLID WASTE.	2
255-13 CONSTRUCTION AND DEMOLITION WASTE.	4
285-36 PARKING OF TRUCKS, BUSES AND CERTAIN OTHER VEHICLES.	1
301.2 RESPONSIBILITY.	0
301.3 VACANT STRUCTURES AND LAND.	4
302.4 WEEDS	10
302.8 MOTOR VEHICLES	3
304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES.	3
110.1.1 UNSAFE BUILDINGS OR STRUCTURES.	4
304.2 PROTECTIVE TREATMENT.	1
307.1 HANDRAILS AND GUARDRAILS.	0
308.1 ACCUMULATION OR RUBBISH OR GARBAGE.	5

308.2 DISPOSAL OF RUBBISH.	12
308.3 DISPOSAL OF GARBAGE.	12
108.1.3 STRUCTURE UNFIT FOR HUMAN OCCUPANCY.	0
1027 Quality of Life ticket / Ordinance issued	2

OCCUPANCY INSPECTION TOTALS FOR WILMERDING BOROUGH FOR THE MONTH OF MAY 2021

Total passed occupancy inspections = 9 Failed = 5 Total Temp Occupancy Insp = 0

516 Glen Street Duplex owned by Steve Beech 5/7/2021 at 7:30 am 1st inspection passed on this date and time.

310 Caldwell Avenue Duplex owned by EBG properties 5/7/2021 at 4:30 pm 1st inspection passed on this date and time.

714 Middle Avenue Single Family Dwelling owned by John Zolko 5/10/2021 at 4:30 pm 1st inspection passed on this date and time.

1014 Airbrake avenue Single Family Dwelling owned by Frank Vegley 5/13/2021 at 10:00 pm 1st inspection passed on this date and time.

106 Herman Avenue 16-unit Commercial apartment building owned by Admiral Place LLC David Allen 5/21/2021 at 5:30 pm 1st inspection passed on this date and time. Apartment number (21)

526 Airbrake avenue apartment unit owned by Heather Wise 5/14/2021 at 3:00 pm 1st inspection passed on this date and time.

118 Middle avenue 2-unit duplex owned by Garland McCune 5/19/2021 at 07:30 am 1st inspection passed on this date and time.

638 Middle avenue apartment unit owned by Heather Wise / Ross 5/20/2021 at 5:30 pm 2nd inspection passed on this date and time.

125 State street Commercial apartment townhouse owned by Gary Han 5/20/2021 at 08:00 am 1st inspection passed on this date and time.

610 Middle avenue single family dwelling owned by Don Connors 5/10/2021 at 07:30 am 1st failed on this date and time.

432 Welsh avenue single family dwelling owned by Debra Freeman 5/20/2021 at 2:00 pm 1st inspection failed on this date and time.

234 Western avenue single family dwelling owned by Brandon Elston 5/25/2021 at 3:30 pm 1st inspection failed on this date and time.

214 4th street single family dwelling owned by Debra Freeman 5/20/2021 at 10:00 am 1st inspection failed on this date and time.

234 Welsh avenue single family dwelling owned by Debra Freeman 5/20/2021 at 08:30 am 1st inspection failed on this date and time.

EVENTS AND CODE VIOLATIONS FOR MONTH OF MAY 2021 WILMERDING BOROUGH.

Magistrate court hearings: None.

Common Pleas court hearings zero last month.

Self-witnessed Tall grass and weeds at 124 Pat mews drive on 5/6/2021 at 4:00 pm attempted contact with registered tenant. Contact was made during this attempt. Orange curtesy notice was issued along with a quality-of-life ticket # 0715 issued on this date and time. Tenant agreed to cut the grass and appreciated my delivery of the explanation of the local borough ordinance. Grass was cut and violation abated. Cleared the call without incident.

Self-witnessed garbage and empty Gatorade bottles at 254 Welsh avenue on 5/27/2021 at 3:00 pm attempted contact with registered tenant. No contact was made during this attempt. Orange Curtesy notice was issued along with a quality-of-life ticket # 0721. I received a phone call shortly after my visit from registered tenant who committed to cleaning up the exterior property. I visited the property on 5/28/2021 at 2:00 pm to trust but verify that the exterior of the property was indeed cleaned up to the borough's satisfaction of the local ordinance and quality of life. This property has some more work to do but has put their best foot forward to clean up the issues within the body of this complaint. Cleared the call with out incident.

Received a complaint about a missing downspout located at 315 Marguerite avenue on 5/23/2021 at 5:00 pm this missing gutter was causing a large amount of water runoff and eroding the adjoining neighbor's sidewalk and yard. Attempted contact on this date and time. Contact was made with the property owner. Advised property owner that the downspout on the side porch fell off and if he would be so kind to put it back on that would be outstanding. Downspout was put back on and violation was abated. Cleared the call without incident.

Received a complaint about wild Chickens located at 5/21/2021 at 10:00 am and to further investigate to see if indeed there are wild free-range chickens running around on this property. My investigation did confirm on this date and time the aforementioned to be true and accurate complaint. I attempted contact with property owner on this date and time. No contact was made during this attempt. I placed an orange curtesy notice on the front door outlining the reason for my visit concerning local ordinance 116-2 through 116-3 keeping of certain wild animals. I also issued a quality-of-life ticket #0719. I also advised the complainant in this matter that a change in our local ordinance would have to be updated to the most current version of the Chicken ordinance pertaining to over 1 acre of land to keep wild animals. Complainant was satisfied with my investigative findings. Property owner has not yet responded to this incident. Cleared the call without incident.

Self-witnessed tall grass and weeds located at 748 Middle avenue 5/21/2021 at 5:30 pm I attempted contact on this date and time. No contact was made during this attempt. I placed an orange curtesy notice on the front door outlining the reason for my stop. I also issued a quality-of-life ticket # 0720 as of this date and time the tall grass and weeds have not yet been corrected.

Self-witnessed tall grass and weeds located and 546 middle avenue along with trash set out early on 5/18/2021 at 10:00 am I attempted contact on this date and time. Contact was made during this attempt. I politely requested that the trash and garbage be removed from the sidewalk and returned to

where it came from until regular scheduled trash set out and collection. Tenant complied and will also get the grass cut. Cleared the call without incident.

152 Watkins avenue was cut, and code violation was abated due to issue of orange curtesy notice and quality of life ticket # 0712 issued on 4/28/2021 at 08:00 am

Received a complaint about 412 Westinghouse avenue tall grass and weeds. Attempted contact with property owner on 5/18/2021 at 07:30 am contact was made by phone call. Property owner committed to getting the tall weeds and grass cut for me on Monday 5/24/2021 at 08:00 am. Grass and weeds were cut, and code violation abated. Cleared the call without incident.

Received a complaint about 124 Middle avenue which is a vacant lot on 5/01/2021 at 07:30 am I attempted contact with property owner. No contact was made during this attempt. I was able to get a good Samaritan to cut the grass and weeds who is interested in purchasing the property through the vacant and blighted Allegheny County vacant lot and Fighting blight programs. Vacant lot was cut, and issue abated.

Received a complaint about a barrel of grease at our place homemade with no lid on it on 5/28/2021 at 2:00 pm I attempted contact with the restaurant owner on this date and time. Contact was made with the property owner and I politely asked the property owner if he would accompany me to look at a complaint that was turned into the borough and I also stated the reason for my stop and what the complaint detailed. Restaurant owner was transparent and honest and participated in this investigation. We both went to look at the grease barrels with property owners' consent to be on his property and possible collect evidence. My investigation revealed that both used grease barrels were empty from a recent commercial grease service provider who comes to the restaurant weekly to remove the grease and must have forgot to put the metal lid back on the barrel. The other barrel had a metal lid on it which would further support that the restaurant owner's theory was more probable and accurate statement of fact. Restaurant owner placed a call to his grease service provided to ask them to bring his lid back. On his own the restaurant owner used another lid to cover the empty can until the company brings his lid back. No violation here and no issue here, Cleared the call without incident.

Received a complaint about 148 Watkins avenue rear trash and garbage on porch on 5/1/2021 at 08:00 am I attempted contact on this date and time. No contact was made during this attempt I placed an Orange curtesy notice on the front door. When I drove back around the trash bags were gone possible put back into the house. Cleared the call with out incident.

Received a Dumpster permit on 5/3/2021 at 07:30 am for 330 Wood street reviewed with property owner the placement and the contents of the dumpster on this date and time to be within the allowance of the borough local ordinance. Dumpster was approved and permit was issued.

Received a Dumpster permit on 5/19/2021 at 07:30 am for 440 Card avenue reviewed with the property owner the placement and the contents of the dumpster on this date and time to be within the allowance of the borough local ordinance. Dumpster was approved and permit was issued.

Received a Building permit application for a small deck for 638 Middle avenue on 5/21/2021 reviewed the application with the property owner on this date and time and found the deck build to be in compliance with the UCC and local borough ordinances. Building permit was subsequently issued and the project is slated to start next week weather permitting.

Requested by Council to initiate contact with delinquent rental property owners who have not yet paid their annual rental license fees and associated paperwork. Listed here are the delinquent rental property owners that I Commonwealth Fire Marshal Al Vincent Hussey have encouraged to issue payment to Wilmerding Borough or face magistrate citations for violation of the borough ordinance. Aaron Atkins, Jim Folia, Brandon Elston, Greg Balay, Ryan Konopka, Fred Cook. Additional rental property owners have committed to also participating and issuing payment to the borough, that information will be in next month's report of findings.

Received a request to look at the new wall in the 200 block of Westinghouse with our engineer. This was completed with Glen engineering and no structural issues were found by the engineer. Cleared the call without incident.

Received a complaint about 325 Welsh avenue illegal sale or transfer of the property without an application turned into the borough on 5/20/2021 at 3:00 pm Attempted contact with the new owner Riva Ridge at listed contact number listed here as 412-904-1083 no contact was made with a responsible person who could intelligently speak with me about this issue. Still under investigation.

Received a complaint about 416 Welsh avenue garbage and trash in rear of property on 5/18/2021 at 09:30 am attempted contact on this date and time. No contact was made during this attempt. I issued an orange curtesy notice, and I am expecting a return call. Cleared the call without incident.

Received a small pre-assembled vinyl shed permit application for 201 Caldwell avenue (Holy Angels Church) on 5/27/2021 at 5:00 pm application was reviewed and approved on this date and time. Building permit issued.

Self-witnessed a dumpster being placed in front of 620 Airbrake avenue at 07:30 am 5/28/2021 I attempted contact with property owner and politely asked if a dumpster permit application was applied for homeowner said they were not aware that one was needed. I advised of the local borough ordinance and provided a dumpster permit application on this date and time. Subsequently the dumpster permit application was paid for and turned into the borough office secretary on 5/27/2021 dumpster permit was approved and compliance with local borough ordinance was achieved. Cleared the call without incident.

Received a dumpster permit application for 325 Welsh avenue on 5/27/2021 at 5:00 pm application placement site was reviewed and approved and to be found in compliance with local borough safety standards and ordinances on this date and time.

Received a small single roof permit application for 325 Welsh avenue on 5/27/2021 at 5:00 pm application. Construction site was reviewed and found to be in compliance with local borough ordinances and approved.

Received a couple complaints about tall grass and weeds at vacant and abandoned / blighted property with real-estate signs in the lots. Contact attempts to listing companies were made with no success. The real-estate signs are up but do not list an agent yet. Based on my experience and what I do for other boroughs that I serve as their Fire Marshal / Chief Building code official and what I found to be highly successful in handling these vacant and abandoned blighted properties with no responsible owner or an owner that is listed as out of the country is to #1. Wilmerding borough can have our borough solicitor place a municipal lien on the property in the amount of \$ 255.00 plus Mr. Solicitors associated

fees to perform the liens associated paperwork and file it. #2. Wilmerding Borough can then direct the Public works to cut the tall grass and weeds to promote public health and safety issues as it relates to insects, rodent harborage ETC, Safety and Public health risk. #3. Once the property has been cut this municipal lien will be satisfied once the property is sold. #4. If the lien is never satisfied due to the property never being sold or torn down Wilmerding Borough has still created a safe and sanitary environment for the responsible homeowners that do maintain their properties, and this will ultimately curb this behavior and promote a good public image. I have done this with other boroughs that I serve, and it works really well. Some of the other boroughs hire a landscaping company to perform the work and other borough use their own public works employees. It is whatever pleases council as each borough does something different. But the one thing that is consistent with all the boroughs I serve is that they do make sure it gets cut and place the lien on the property. This rule comes from a United Supreme Court case that was decided on in 1954 Entitled "MowIt" Berman V Parker, it established the legal principle of eminent domain and this ruling also provided some legal underpinning for mowing regulations "it is within the power of the legislature to determine that the community should be beautiful" free from snakes and rodents that seek safe harbor in tall grass and weeds. Governments may define beautiful as grass cut short. Further the UCC Uniform Construction Code section 5-403 Notice to remove, trim or cut, Borough may do work and collect cost and additional amounts. & Section 5-402 also provide legal ground for Wilmerding Borough to stand on.

This Concludes Fire Marshal Hussey monthly code enforcement activity to date as of 05/31/2021

