



PUTTING PEOPLE FIRST

# Code Enforcement

## Resource Guide

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City of Birmingham - Fall 2022



## **PUTTING PEOPLE FIRST**

### **MISSION**

Building Community Through  
Servant Leadership

### **THEME**

Putting People First

### **VALUES**

Customer Service

Efficiency

Effectiveness

Transparency

Accountability



The City of Birmingham strives to maintain quality neighborhoods and a clean environment. In an effort to achieve this goal, we are committed to reducing blight by educating our residents, enforcing laws, targeting violators and encouraging ongoing compliance.

In some instances, residents may not be aware of the various code and zoning violations that could be occurring on their property or properties around them; and may also need resources on how to address these violations.

### **The most common code violations include:**

- High weeds, trash, junk and debris in yards
- Illegally parked vehicles in a front yard and inoperable vehicles
- Failure to maintain structures
- Businesses using residential property

### **Here's how you can help:**

- Remove any violations occurring on your property to prevent enforcement actions.
- Keep your property (area from centerline of street to middle of alley) clear of weeds, trash and debris.
- Make sure tree removal and building contractors are properly hauling away tree limbs and construction debris from renovation projects.
- Survey your block and report violations by calling 311, which is open Monday – Friday from 8 a.m. to 5 p.m.

- Organize a cleanup in your neighborhood by partnering with Keep Birmingham Beautiful. Email [KBB@birminghamal.gov](mailto:KBB@birminghamal.gov) or call 205-254-2662 for details.
- Put bulk trash and limbs out for pick up on the day before your area is scheduled. If you are unsure of your schedule, call 311 or visit [www.birminghamal.gov/bulktrash](http://www.birminghamal.gov/bulktrash).
- Learn how to report illegal dumping activity at [www.birminghamal.gov/illegaldumping](http://www.birminghamal.gov/illegaldumping)
- Request a No Dumping Sign for problem areas in your neighborhood by contacting 311 or call 205-254-2489
- To report stray or aggressive dogs, call 311.
- Use community-wide dumpsters and the City's Eastern Areas Landfill for additional household garbage/refuse, trash and brush.

Thank you,

Mayor Randall L. Woodfin  
City of Birmingham

# Common Code Violations



1

## **Failure to maintain yards**

Property owners/occupants must maintain yards, ditches, trenches and anything else connected to the property. Areas must be free of obstructions, overgrown vegetation, etc.

2

## **Inoperable vehicles**

A vehicle is considered inoperable if a current tag is not displayed on it, and/or it is not fully equipped to legally and safely operate on public streets.

3

## **Junk, trash and debris in yards**

Junk, auto parts, furniture, household appliances, trash, tires, building materials, tree trimmings, and any other debris cannot be left in a yard.

4

## **Illegally parked vehicles**

Residential parking is permitted for operational passenger cars and motorcycles only in a legal driveway or garage. It's also illegal to use the city right of way for long-term parking or the storage of vehicles or equipment.

# Common Code Violations



5

## **Illegally parked commercial vehicles**

Commercial equipment and commercial vehicles cannot be parked or stored in a residential area.

6

## **Failure to maintain structures**

A building's exterior structure and walls must be maintained in a secure and attractive manner. Also, any wood, siding, shingles, roof covering, railings, fences, walls, ceilings, porches, windows, screens, etc. must be maintained in a weather tight, rodent-proof and sound condition.

7

## **Illegal dwelling units**

It's illegal to add dwelling units to a structure's interior/exterior without proper permits, regardless of how long the structure has existed.

8

## **Illegal businesses run in residential areas**

Most businesses are not allowed to operate in residential areas. Running a business requires zoning approval, a Birmingham business tax receipt and more.

# Zoning Enforcement

## **1. Business Use of Residential Property**

Any use, whether for pay or not, that would normally be considered a commercial use (such as auto repair, continuous yard sales, beauty salon, commercial equipment, commercial vehicles, etc.), is a zoning issue.

## **2. Fences/Walls**

Any construction or repair of a fence or wall requires a zoning permit; 4 ft. maximum height in a front yard (any yard facing a street), 8 ft. maximum height in a rear or side yard; an additional foot in height can be added with features at the top of the fence. \*New requirement\*

1. Chain link fences are not allowed in a front yard;
2. Natural wood permitted at front, rear and side;
3. Finished side of fence must face adjacent property and thoroughfares;
4. Barbed wire and razor wire permitted in rear only, in commercial, industrial, and manufacturing districts;
5. Electrified fences prohibited in all yards;
6. Fences to be well maintained, upright, and free of missing or broken parts;
7. Construction of fences from pallets is prohibited.

## **3. Outside Storage**

This is a zoning issue when it occurs alone or in connection with a business use of the property.

## **4. Inoperable Vehicles/Junk**

Zoning issue, 30 days (junkyard use or business use), or could be a Department of Public Works issue (just junk outside).

## **5. Garbage**

Public Works deals with any issues related to garbage cans, collection, or litter. CALL 311.

## **6. Right-of-Way**

Any items in the right-of-way, CALL 311 for routing to the Birmingham Police Department or the Right-of-Way Division of Planning, Engineering and Permits.

## **7. Animals**

More than 4 pets, farm animals, etc., is a zoning issue.

## **8. Building Without a Permit**

This is an issue for the building inspectors. CALL 311.

## **9. Parking in the Front Yard**

Normally, this is an issue to be reported to the Birmingham Police Department. However, it is considered a zoning violation.

# Zoning Enforcement

## **10. Carports and Other Accessory Structures**

Limited to the rear yard unless connected to the main structure and of compatible materials.

## **11. Communal Living Facilities**

More than 3 unrelated persons living together in a single housekeeping unit is a zoning violation.

## **12. Childcare Facilities**

Requires a Zoning Certificate of Operation (ZCO). Zoning district determines what type of childcare facility is allowed. All childcare facilities require a ZCO. **\*New requirement\***

## **13. Signage**

Normally, a separate permit. Size and location may be dictated by the Zoning Board of Adjustment, "Q" conditions, subdivision and other regulatory processes.

## **14. A Use Not Allowed**

Any use/activity not allowed in a district is a zoning issue.

## **15. Zoning Ordinance Requirements: Special Exceptions, Variances and Parking Modifications**

Granted by the Zoning Board of Adjustment (ZBA) when specific justifications exist according to the Zoning Ordinance.

## **16. Subdivision**

Resurveying of properties (i.e., two lots into one, one lot into two, etc.), granted by the Subdivision Committee of the Birmingham Planning Commission and when the vacation or dedication of right-of-way is involved, approval must be granted by City Council.

## **17. Rezoning**

Changing the zoning district of the property must be granted by City Council.

## **18. Special Districts**

Properties in Historic Districts, Overlay Districts, and Commercial Revitalization Districts require approval for development by the Urban Design staff, Senior Planning staff or the Design Review Committee.

**Dedra Campbell (E-3000) Quadrant 1** (205) 254-7713

**Brandon Hammond (E-4000) Quadrant 2** (205) 254-2435

**Jonathan Hogan (E-5000) Quadrant 3** (205) 254-2650

**Lucius Jones (E-6000) Quadrant 4** (205) 254-7748

ZBA/ZAC monitoring; Urban Agriculture; Home Occupations; Communal Living Facilities; Fences; Signage

**Kasandra Brundidge, Zoning Supervisor** (205) 254-2208

Billboards; Zoning Enforcement; ZBA/ZAC assignments, Urban Agriculture, Communal Living Facilities; Home Occupation; Public Safety; Fence assignments



# Office of the City Attorney's Drug and Nuisance Abatement by the Numbers

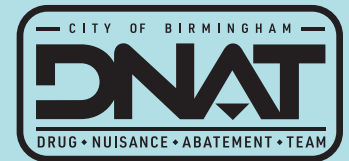
Since 2020, the City of Birmingham's City Attorney's Office has used civil court to hold landowners accountable for getting rid of crime and blight associated with nuisance issues. Those who fail to comply could face up to thousands in fines.

DNAT has taken 15 landlords or property owners to court, securing nearly \$50,000. The money goes to the City's Neighborhood Revitalization Fund to help in the City's revitalization efforts.

Violators have had to add security guards, improve outdoor lighting, add security cameras and more to address issues at problem properties.



*City Attorney Nicole King*



*To submit a complaint about a problem property, send emails to [problemproperty@birminghamal.gov](mailto:problemproperty@birminghamal.gov) or call 205-254-2369*



# The ABC's of Code Enforcement for Citizens

**A** If you see a problem in your area, take **ACTION**. Download the Birmingham Police Department App. Report problems to 311.

**B** Become a **BLOCK** watch captain. Contact the crime prevention officer at your local precinct for guidance. Also, the Citizen's Police Academy begins Oct. 4, 2022 at 6 p.m. To sign up and to get the location, contact BPD's COPE Division at 205-933-4175 or email [bpdcope@birminghamal.gov](mailto:bpdcope@birminghamal.gov). All classes will be in person. This is a 10-week program with classes meeting every Tuesday from 6 p.m. to 8 p.m. and on one Saturday from 9 a.m. to 12 p.m.

**C** Help **CLEAN UP** your neighborhood with clean-up projects, cutting grass, picking up litter, etc. Connect with Keep Birmingham Beautiful for assistance at [kbb@birminghamal.gov](mailto:kbb@birminghamal.gov). Also, visit [www.birminghamal.gov/volunteer](http://www.birminghamal.gov/volunteer)

## How to report a code violation to the City of Birmingham

- If you notice a code violation in your neighborhood, call 311 and submit a complaint.
- Please be sure to include the date of the violation and the address.
- Once the city receives the complaint, a city investigator will go out and investigate.
- After an investigation has been done, the magistrate's office will determine if a violation occurred and if a person will be charged.
- If a person is charged, they will be notified that they have a charge pending against them for violating an ordinance.
- The case will be then heard in Environmental Court.
- Environmental Court is held every Wednesday at 9 a.m. in Birmingham Municipal court. The docket consists of cases generated by Public Works and Code Enforcement. (Cases include dilapidated structures, tires on the ground, engines and old appliances in the yard, windows out in homes, etc.).

# Connect with Your Precinct and Crime Prevention Officer

**North Precinct:** 2600 31st Ave. N.  
**Precinct number:** 205-254-2860  
**Captain:** Edmond Hanks  
**Email:** thomas.hanks@birminghamal.gov  
**Crime prevention Officer:** Velma Williams  
**Phone:** 205-581-3020  
**Email:** velma.williams@birminghamal.gov

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**South Precinct:** 1320 19th St. South  
**Precinct number:** 205-254-2793  
**Captain:** Joe Roberts  
**Email:** joe.roberts@birminghamal.gov  
**Crime Prevention Specialist:** DeVoris Ragland-Pierce  
**Phone:** 205-933-4146  
**Email:** devoris.ragland@birminghamal.gov

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**East Precinct:** 600 Red Lane Road  
**Precinct number:** 205-254-2685  
**Captain:** Julie Quigley-Vining  
**Email:** julie.quigley-vining@birminghamal.gov

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**West Precinct:** 2236 47th Street, Ensley  
**Precinct number:** 205-254-2682  
**Captain:** Curtis Mitchell Jr.  
**Email:** curtis.mitchelljr@birminghamal.gov  
**Crime Prevention Officer:** Felicia Mearon  
**Phone:** 205-297-8353  
**Email:** felicia.mearon@birminghamal.gov

# Cleaning Illegal Dumpsites

Illegal dumping continues to be a challenge in Birmingham. On average, crews collect 300 tons of bulk trash and illegal dump piles a week. However, bulk trash crews spent eight days in Wylam in August 2022, and collected more than 300 tons of bulk trash and illegal dump piles.



We need you to help us keep your neighborhood clean. Residents are encouraged to visit [www.birminghamal.gov/bulktrash](http://www.birminghamal.gov/bulktrash) for updates on collection dates. Visit [www.birminghamal.gov/illegaldumping](http://www.birminghamal.gov/illegaldumping) for ways on how to address illegal dumping.

## Need to Dump? Here is where to go:

**\*NO CONTRACTORS ARE ALLOWED TO DUMP DEBRIS.**

**Monday – Friday: 3 p.m. to 6 a.m. | Saturday and Sunday: Anytime**

### **Ensley District**

1044 Avenue W  
Birmingham, AL 35214

### **Eastend District**

301 96th Street North  
Birmingham, AL 35206

### **North Birmingham District**

2413 27th Street North  
Birmingham, AL 35234

### **Southside District**

501 6th Avenue South  
Birmingham, AL 35205

Birmingham residents may dump at the Eastern Area Landfill's Public Unloading Area, which is a cement pad where residents can drive their vehicles for drop off. To be eligible for drop offs, individuals must show a driver's license, proving they live in Jefferson County. There is no fee for residential disposal.

**2787 Alton Road Birmingham, AL 35210**

**205-655-3391**

**Hours: Monday - Friday: 7 a.m. – 3 p.m. | Saturdays: 7 a.m. – 12 p.m.**

**Closed on Sundays and city holidays, unless otherwise specified.**

Please visit [www.birminghamal.gov/illegaldumping](http://www.birminghamal.gov/illegaldumping) to see what the landfill will and will not accept.

# The Department of Public Works is working for you.



25,000 household garbage carts will be distributed across four quadrants of Birmingham between late October and November 2022.

The next set of 25,000 carts will be distributed between December 2022 and January 2023. These are 96-gallon carts.

DPW will receive four, automated trucks coming in late fall 2022. These will work with the household garbage carts.

DPW will have four more automated trucks coming by the end of the year. These will work with the household garbage carts.

In addition to the eight automated trucks, DPW will have eight limb loaders to collect bulk trash. These should arrive by the end of 2022.

## Public Works by the Numbers

Jan. 3, 2022 - Sept. 9, 2022

Potholes Repaired

**5,297**

Blocks Cut

**13,466**

Bulk Trash Complaints

**3,817** requests

**3,362** resolved cases

# Critical Repair Program Update

The City of Birmingham's Critical Repair Program is slated to start accepting new applications in late fall 2022. Only Birmingham residents may apply. Applications will not be accepted before the program is active. The program will be administered through an external non-profit organization. For more information, call the City's Community Development Department at 205-254-2309.

## Eligible Homeowners

Eligible program participants must own and occupy the home to be repaired and have no intent of discontinuing occupancy of the home in the foreseeable future. Eligible program participants must meet the Department of Housing and Urban Development (HUD) income requirements for low-and-moderate income households at the time of application. Eligible program participants must be current on property taxes for the assisted unit.

## Eligible Properties/ Repairs

Only single-family homes that are owner-occupied within the Birmingham city limits can qualify. Repairs to conditions threatening the health and safety of the occupants are eligible. The following repairs are considered as eligible repairs under the Critical Repair program:

Roof Replacement	Limited sewer repairs
HVAC repair or replacement	Limited structural repairs
Plumbing repairs	Exterior painting
Electrical repairs	

## Reminders:

Rental properties do not qualify.

Up to \$30,000 in grant funding will be made available per house for eligible critical repairs.

Homeowners with current code enforcement violations are not eligible.

(Violations would have to be rectified before approval of application).



# City of Birmingham

## Communities and Neighborhoods

### **Airport Hills Community**

Airport Highlands  
Brownsville Heights  
Brummitt Heights  
Maple Grove  
Penfield Park

### **Brownville Community**

East Brownville  
Roosevelt  
West Brownville

### **Cahaba Community**

Overton

### **Crestline Community**

Crestline  
Eastwood

### **Crestwood Community**

Crestwood North  
Crestwood South

### **East Birmingham Community**

East Birmingham  
Inglenook  
Kingston  
North Avondale

### **East Lake Community**

Brown Springs  
East Lake  
Gate City  
North East Lake  
Wahouma  
Zion City

### **East Pinson Valley Community**

Apple Valley  
Bridlewood  
Echo Highlands  
Pine Knoll Vista  
Sun Valley

### **Ensley Community**

Dolomite  
Ensley  
Oak Ridge  
Sherman Heights  
Tuxedo  
Wylam

### **Five Points West Community**

Belview Heights  
Bush Hills  
Central Park  
Ensley Highlands  
Fairview  
Green Acres

### **Grasselli Community**

Grasselli Heights  
Hillman  
Hillman Park  
Industrial Center  
Tarpley City  
West Goldwire

### **Huffman Community**

Huffman  
Killough Springs  
Liberty Highlands  
Spring Lake

### **North Birmingham**

Acipco-Finley  
Collegeville  
Fairmont  
Harriman Park  
Hooper City  
North

### **Birmingham Northside Community**

Central City  
Druid Hills  
Evergreen  
Fountain Heights  
Norwood

### **Pratt Community**

Central Pratt  
North Pratt  
Sandusky  
Smithfield Estates  
South Pratt  
Thomas

### **Red Mountain Community**

Forest Park-South  
Avondale  
Highland Park  
Redmont Park

### **Roebuck-South East Lake Community**

Roebuck  
Roebuck Springs-  
South Roebuck  
South East Lake

### **Smithfield Community**

College Hills  
East Thomas  
Enon Ridge  
Graymont  
Smithfield

### **Southside Community**

Five Points South  
Glen Iris  
Southside

### **Southwest Community**

Garden Highlands  
Jones Valley  
Mason City  
Powderly  
Riley-Travellick  
Oxmoor

### **Titusville Community**

North Titusville  
South Titusville  
Woodland Park

### **West End Community**

Arlington-West End  
Germania Park  
Oakwood Place  
Rising-West  
Princeton  
West End Manor

### **Woodlawn Community**

East Avondale  
Oak Ridge Park  
South Woodlawn  
Woodlawn

## Notes

[illegible]





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