

DRAFT

Austin Code Department (ACD)

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2017 Tiered Code Enforcement Response Matrix

ACD Tiered Enforcement Response Matrix: The purpose of the *ACD Tiered Enforcement Response Matrix (C-TERM)* is to establish a priority inspection scheduling system for City of Austin code enforcement and nuisance abatement services sequenced by the level of risk and complexity of work to be performed. The C-TERM is a progressive scale of enforcement ranging from basic enforcement that is achieved typically through education and non-judicial voluntary compliance to complex enforcement that typically require forced compliance through quasi-judicial enforcement methods.



<p>PRIORITY 1 Imminent Danger/Life-Safety <i>Response Time: 1 hour</i> Compliance Period: TBD</p>	<ul style="list-style-type: none"> • EOC Activated/Natural Disaster • Emergency Responses • Structural Failures • Evacuation/Displacements
<p>PRIORITY 2 High-Risk Hazards/Time Sensitive <i>Response Time: 24 hours</i> Compliance Period: TBD</p>	<ul style="list-style-type: none"> • Special Events, Temporary Structures, Over Occupancy and Blocked Egress • Open/Accessible Dangerous Buildings & Pools • Potential Dangerous Nuisances • Occupied Substandard Conditions w/ reported Gas, Electric, Plumbing and Structural Failures • Short-Term Rentals
<p>PRIORITY 3 Land Uses/Structural <i>Response Time: 3 Working Days</i> Compliance Period: TBD</p>	<ul style="list-style-type: none"> • Change of Use/CO • Site Plan Violation • Prohibited Use • Substandard Structural Conditions • Permitting: Expired/Work without or No Final Permit • Conditional Overlays/Adopted Neighborhood Plan
<p>PRIORITY 4 Property Maintenance/Use <i>Response: 4 Working Days</i> Compliance Period: TBD</p>	<ul style="list-style-type: none"> • Home Occupations • Setback Violations • Fencing/Screening • Parking/Storage/Impervious Cover • Hoarding/Infestations • Lodging Establishments/Licensing Inspections
<p>PRIORITY 5 Other Abatement <i>Response: 5 Working Days</i> Compliance Period: TBD</p>	<ul style="list-style-type: none"> • High weeds/Tall Grass • Standing Water • Trash/Debris/Illegal Dumping • Deer Feeding • Illegal Signs/Billboards • Universal/Demolition Recycling • Carts at Curb