

Code Compliance Briefs

City of Dallas

Volume 1, Issue 1
August 2005

Training: A High Priority in Code Compliance

Training a new employee or existing employee is a high priority in the Code Compliance department. In order to prepare new recruits to master enforcement of approximately 900 ordinances, a Code Academy was developed, which runs four days per week for six weeks. The Academy walks each inspector through policies and procedures, forms and reports.

After an inspector graduates from the Academy, he or she begins a series of ride-a-longs with a seasoned inspector. Once acclimated to the field, the inspectors will be released to patrol their assigned neighborhoods under the close scrutiny of their District Manager.

Additionally, code inspectors are sent by the department to a 40-hour training session at Texas A & M extension. After attending this mandatory session, the inspector must pass a state examination in order to achieve registration as a Code Enforcement Officer. Achieving registration is a job requirement.

Existing inspectors are also receiving additional training. In January 2005, we developed a refresher computer course to revisit the intricacies of the City's 911/311 system. A competency test was administered after the course to assess retention of the training.

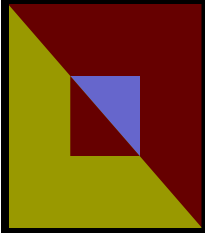
Any Code Inspector not successfully passing the test is then scheduled for additional training.

Additional training is also provided on historic and conservation district requirements.



Experts on the requirements in Planning and Development provided their support in coaching Structural Inspectors and training all Field Inspectors. Consequently, all inspectors have received at least one training course on these more complicated issues. To date, it's paying great dividends. Our weekend inspectors have witnessed violations during their patrols that stopped illegal repairs in a timely manner.

The Code Compliance department will continue to focus on building solid, well-trained, professional code inspectors.



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Animal Services Urges Caution Against Dog Bites

The school year has come to end, and as a result more children will be outside for fun and games. This is why Dallas Animal Services officials are urging residents to be cautious and learn how to prevent dog bites.

The Dallas Animal Services Division investigates and quarantines approximately 2000 animals involved in a bite incident every year. The following statistics reflect closely what Dallas Animal Services encounters: Children under 15 are the most common victims, making up approximately 70% of all dog bites. Young boys between ages of 5-9 are the most frequent victims.

According to the Centers for Disease Control and Prevention (CDC), children are at greater risk of injury and death from dog bites. Many children do not know how to behave around a dog.

However, experts say the threat of dog bites can all but be eliminated through public awareness and education.

“Dog bites in children are preventable,” said Dallas Animal Services Manager Kent Robertson. “They’re furry and friendly, but even the cutest of dogs can be

potentially dangerous if you’re not careful. It’s very important that children learn safety around dogs.”

Tips to prevent dog bites:

- ◆ Never approach a dog you don’t know or a dog that is alone without its owner, especially if the dog is behind a fence, tied with a rope or chain, or in a parked car.
- ◆ Never approach a dog that is eating, sleeping, or guarding something. Dogs naturally guard their puppies, food, bones, and toys.
- ◆ Never chase or tease dogs. Don’t poke, hit, pull, or pinch a dog.
- ◆ Always ask the owner’s permission before petting a dog.
- ◆ Never leave a baby or small child alone with a dog.
- ◆ If attacked, give the dog an object, such as a jacket or backpack to bite or chew on.

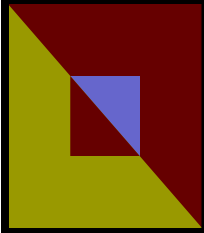
A person bitten or scratched by an animal should report the incident by calling **3-1-1** immediately. Dallas Animal Services will investigate the incident and quarantine the animal if the attack caused broken skin. For more information on services provided by Dallas Animal Services call (214) 670-8826.



Pet’s get free spay and neuter surgery

Pets owned by persons receiving state assistance qualify to receive free spay/neuter surgery as part of the City’s Spay Neuter Subsidy Program.

For more information on services provided by Dallas Animal Services call (214) 670-8826.



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Garage Sale Ordinance



Cleaning out your closets, lots of stuff in your garage, thinking of holding a garage sale? Before you do, please be advised that there are some guidelines to follow to avoid receiving a citation.

The City's code inspectors investigate violations seven days a week. A problem that they encounter frequently are garage sale signs posted in the wrong places.

Please review the following guidelines before posting a garage sale sign.

You may only post a sign on your property where the sale is occurring.

A person must not place a garage sale sign:

- **at any other location remote from the sale property;**
- **in a matter that interferes with pedestrian or vehicular traffic;**
- **on any utility or telephone pole;**
- **on any tree that is located on any public right-of-way; and**

- **on any public property, public structure or public building.**

A garage sale sign may not exceed 2 square feet. The sign may contain information such as the address where the sale is occurring and the dates of the sale.

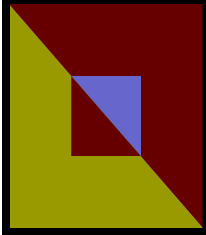


Other Garage Sale Guidelines

Residents may hold up to two garage sales during a 12 month period. The garage sale may last no longer than three consecutive days and must occur inside a building, garage or patio.

Any type of item may be sold at the garage sale except items made, produced, or acquired solely for the purpose of resale.

Residents not complying with the garage sale ordinance may receive a citation punishable by a fine of \$200-\$2,000 for each day the violation exists. Violations of the garage sale ordinance may be reported by calling the City's non-emergency services at 3-1-1.



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Prevent Motor-Vehicle Crimes



The **Lock** your car, **Take** your keys and **Hide** your possessions program was designed by the Dallas Police Department and adopted by the Dallas City Council in June 2004.

The program was implemented to prevent motor-vehicle crimes in the City of Dallas. By following the simple steps on the signs, residents can avoid becoming a statistic by keeping their vehicle and their possessions safe.



The Dallas City Code, Chapter 31-41, Lock, Take, and Hide Signs, requires owners of office and apartment complexes, commercial properties, shopping centers/malls, movie theaters, parking companies (surface lots and garages) that contain 100 or more parking spaces for public parking to post the **Lock, Take and Hide** signs at entry ways and throughout the property. **Violating any provisions of this code will result in a citation of up to \$2,000.**

For a copy of the Lock, Take and Hide brochure or for more information call Code Compliance at 214-670-5708.



City of Dallas

City of Dallas Publication Number 04/05:69.

For more information about Code Compliance visit dallascityhall.com or call 3-1-1.

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