

Code Compliance and Homeowner Support Programs

Code Compliance staff has the responsibility of notifying property owners of City Code violations occurring on their properties. The city strives to work with all property owners to ensure the best outcome, which is compliance with the code.

Property owners have the final responsibility to resolve the violations on their property, but if financial or physical hardship prevents voluntary compliance, there are appropriate support programs available that may be able to lend assistance. The assistance programs only apply to residential owner-occupied property.

Some of these programs include:

— **Community Volunteer Program**, administered through the Community Partnership Department, is able to draw upon 183 registered volunteer groups to provide assistance to residents with physical labor needs such as painting and landscaping.

— **Home Enhancement Leveraging Program (H.E.L.P.)**, administered through the Community Partnership Department, works with a variety of community based programs to supply paint and other materials needed for repairs by homeowners.

— **Exterior Improvement Program (EIP)**, administered through the Community Revitalization Division, is a program that uses city and federal funds to help low to moderate-income residents.

For more information on these programs or the Property Maintenance Codes, please call the Code Compliance Division at (623) 930-3610.

City of Glendale ■ Code Compliance Division
5850 West Glendale Avenue ■ Glendale, AZ 85301

Important Telephone Numbers

City of Glendale (Area Code: 623)	
Building Permits	930-2800
Code Compliance	930-3610
Community Partnerships	930-2868
Graffiti Removal	930-3080
Mediation Program	930-4410
Planning and Zoning	930-2800
Police Department (Non-Emergency)	930-3000
Rights-of-Way Maintenance	930-2670
Sanitation	930-2660

Maricopa County (Area Code: 602)	
Animal Control (Dogs at Large)	506-7387
Environmental Health (Mold, Mosquitoes) ..	506-6616



Property Maintenance Codes



Protecting and Preserving the Community and Neighborhoods

Blighted and deteriorating areas of the city can have serious social and financial impact. Specifically, blight conditions are detrimental to public health and safety, which negatively impact the livability of neighborhoods, depreciate property values and impair positive economic growth within the community.

In response to requests from concerned citizens and in an effort to protect Glendale from the negative impact of blight and deterioration, the Glendale City Council established the Property Maintenance Codes.



The codes apply to both residential and commercial properties. The intent of the codes is to preserve and promote a clean, safe living and working environment by eliminating conditions that contribute to blight and deterioration. The Property Maintenance Codes cover seven categories and they are listed below.

The full text of the City Codes (CC) can be found in chapter 25 article II of the Glendale City Code Book, which is available at any Glendale library or on the city's Web site at www.glendaleaz.com.

Property Maintenance

General: CC 25-20 (a)

All exterior property must be properly maintained to prevent or eliminate conditions that constitute blight and deterioration. Examples include dirt yards, dead trees or shrubs, damaged or leaning fences, or building walls, roofs, roof coverings or similar exterior surfaces that are deteriorated or in a state of disrepair. Excessive peeling paint, rotted or damaged wood, or broken, rotted or curled roof shingles in such amounts as to present a blighted appearance constitute a violation.

Exterior Windows, Doors and Screens: CC 25-20 (b)

All exterior doors, door frames, windows, window frames and window screens must be maintained in good condition. Examples of conditions that are prohibited are doors that have excessive damage; window frames that are severely bent or damaged; screens with excessive tears; broken or boarded-up windows on occupied homes.

Fences, Screen Walls and Retaining Walls: CC 25-20 (c)

Fences must be structurally sound and properly maintained so that they do not constitute a hazard or a condition of disrepair. Leaning or damaged fences, fences with excessive missing slats or

blocks or any similar conditions that represent blight or deterioration are prohibited. All fence materials must be uniform or compatible in structure and be designed for outdoor use. If wood is used it must be properly sealed and protected unless naturally resistant to decay. Materials used for fencing must be materials that are commonly recognized as fencing material.

Landscaping CC 25-20 (d)

Landscaping includes yards, trees and other outdoor plants. A dirt yard or vegetation such as trees, bushes or shrubs that are substantially dead or damaged contribute to visual blight and must be eliminated. A dirt yard can be replaced with grass, crushed rock, gravel or similar materials. If rock or gravel is used it must be at least one quarter (1/4) inch or larger in size. All exposed areas of dirt must be covered.

Protective Treatment: CC 25-20 (e)

Protective treatment refers to paint or similar protective covering that is used to protect exterior wood surfaces exposed to the weather. Exterior wood siding, wood trim, wood fascia or similar items are required to be protected to prevent rot and deterioration. Materials that are naturally resistant to decay are exempt.

Painted Surfaces: CC 25-20 (f)

All exterior painted surfaces must be properly maintained in a sound condition. Painted surfaces with excessive peeling, flaking or chipping paint must be eliminated and the surfaces repainted.

Roofs and Roof Coverings: CC 25-20 (g)

Roofs and all appurtenances shall be maintained in a structurally sound and safe condition. Roof shingles or similar coverings must be free from conditions that present a blighted or deteriorated appearance such as excessive broken, rotted or curled materials. All materials used for repairs or replacement shall be uniform and compatible.