

# Community Partners' Meeting

Department of Permitting,  
Inspections and Enforcement

Wednesday, April 7, 2021



# Hello, Community Partners!

Spring is here and with it comes the desire to complete some of those home-improvement projects we've been looking forward to all winter. Please make sure to get the appropriate inspections and permits. Also, if you are planning to purchase a home, make sure that any construction has been appropriately permitted.

Please report any suspected code compliance issues to 311. Visit our website, see us on social media, sign up for our two monthly newsletters, email us or give us a call. We enjoy hearing from you.

Have a safe spring and summer!

**Melinda Bolling**  
Director



# 1 DPIE at a Glance

Agency Overview  
and Key Initiatives





# Agency Overview

- The Department of Permitting, Inspections and Enforcement (DPIE) organization consists of five operating divisions and one administrative services division.
- The operating divisions are arranged into two groups: one focused on permitting, plan review and licensing, and the other on inspections and enforcement.



# Key Initiatives

- To create a high-quality, customer-friendly experience for permit applicants, licensees and property owners.
- To deploy more fully-integrated, technology-enabled and streamlined processes to more efficiently and effectively perform project permitting, construction inspection, code enforcement and business licensing functions.
- To simplify the permitting, inspection, enforcement and licensing functions and make them more timely and predictable for all stakeholders.

# 2 Permitting Information



# Many Home-Based Businesses Are Prohibited in Prince George's County!

## What qualifies as a home-based business?

Any business that you operate at the place where you live.  
Operating a legal business requires a license or permit from DPIE.

## What are examples of illegal home-based businesses?

- You may not run a restaurant or sell food at home.
- You may not operate a nail salon.
- To operate a hair salon or a barber shop, a Use and Occupancy Permit is required.
- You may not convert your single-family home into a multifamily dwelling by renting rooms.
- You may not operate an unlicensed day care, adult care or elder care center.

## What happens if you are caught?

Fines of up to \$2,300 and other consequences.



# Unpermitted Construction Hammers Unsuspecting Home Buyers

Unscrupulous flippers are real estate speculators who purchase properties cheap, make repairs and/or cosmetic changes without the appropriate permits and inspections, then sell them to unsuspecting buyers.

Recent County Council legislation empowers authorities to take action against flippers. However, the law is effective prior to the sale of a property with unpermitted construction.

## So protect yourself before you buy by taking these steps:

- Hire a certified independent inspector to inspect the home and provide a list of any shoddy construction.
- Visit the DPIE website to check for any permits that have been pulled for work on the property.
- Walk away from any house with unpermitted construction or make the seller fix the problems and secure the appropriate permits and inspections before you sign on the dotted line.
- Notify DPIE so the seller can be held accountable.



# Verify Before You Buy

Check permits before you make a home purchase to protect yourself against unpermitted construction. The following resources are available on the DPIE website:

**1) Check permits by address:**

<https://dpiestatus.princegeorgescountymd.gov/site/public/Citizens/ActivitySearch.aspx>.

When entering the street name, use the first term. For example, search Chancellors Drive using “Chancellors.”

**2) Find out when a permit is required:**

<https://www.princegeorgescountymd.gov/1501/Residential-Building>

**3) Read the *Homeowner's Guide to Permits*:**

<https://www.princegeorgescountymd.gov/documentcenter/view/4897>

**4) Request copies of permits through the Maryland Public Information Act:**

<https://www.princegeorgescountymd.gov/2763/Methods-for-Submitting-MPIA-Request>

For more information, call the Permits Office at 301-636-2050 or visit [Permits online](#).

# REMEMBER TO PYP (Permit Your Project)

Spring and summer do-it-yourself residential and commercial construction projects require permits:



# 3 Code Compliance Reminders



# 10 Frequent Code Violations

1. Operating a business, such as a restaurant or nail salon, out of a residence.
2. Performing automotive work on a driveway or street.
3. Doing unpermitted construction – construction without the appropriate permits and inspections.
4. Accumulating trash and dumping.
5. Parking commercial vehicles in driveways or on residential streets.
6. Parking vehicles on unpaved surfaces.
7. Failing to adequately maintain a property.
8. Allowing a property to fall into disrepair.
9. Keeping junk cars, tires, old appliances, building materials, etc. on your property.
10. Leaving abandoned properties unsafe and unsecured.



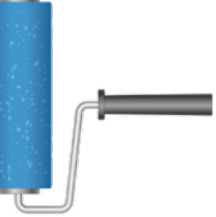


# Beautify Your Property For Spring!!!

(And fix any property standards violations!)



Repair peeling paint, loose siding and ragged gutters



Clear fallen branches, trash and debris, open storage



Fix broken windows, window screens and doors



Cut grass, prune weeds and clear fallen branches



Remove any outdated holiday decorations and replace with season-appropriate adornment



Clean and repair any outdoor furniture and large toys

**None of these projects require a permit!**

# 4 AHU, BDS & NAB

Snapshots of Some of DPIE's  
Specialized Units



# Administrative Hearing Unit (AHU)



- The AHU is comprised of hearing officers who handle complaints about unlawful vehicles, open storage, trash and debris, tall grass and weeds, etc. They issue summonses, notices and default orders.
- Complaints are reported to 311 and routed to DPIE, where they are investigated and violation notices and/or citations issued. Respondents may request a hearing within 30 days of the issuance of a citation. The hearings are held within 30 days. Hearing officers render a decision within five days.
- Recent legislation extended the AHU's authority to include adjudicating citations issued for unpermitted construction and short-term rental violations. Final dispositions and orders for abatement will be issued directly by the AHU hearing officers. The process will now bypass District Court and expedite orders for abatement.

# Business Development Section (BDS)

**Helps Entrepreneurs with Permitting, Licensing Procedures**

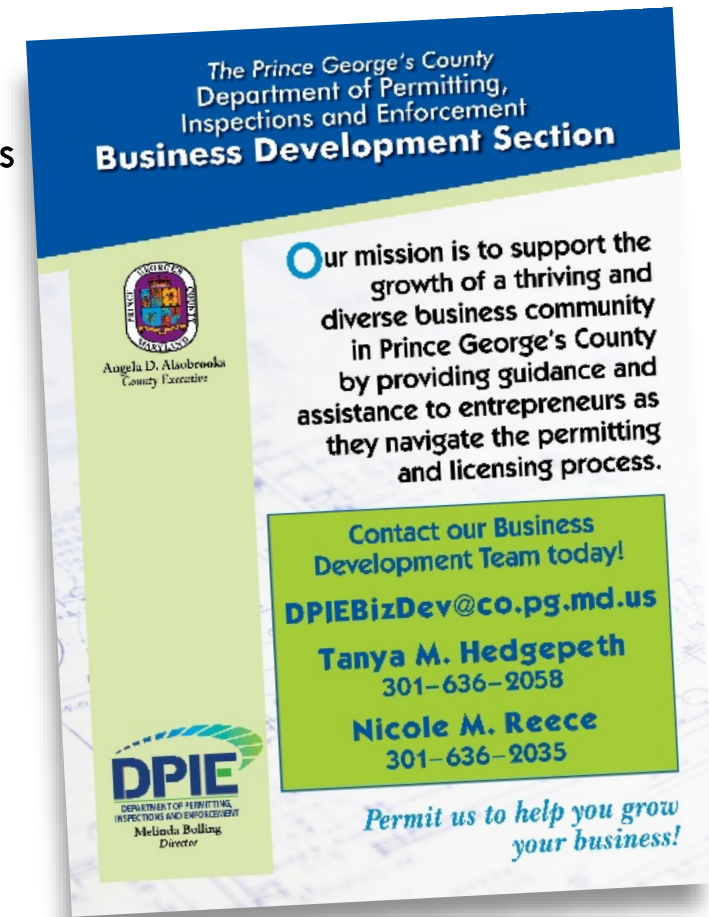
**The Business Development Section will assist you by:**

- Coordinating with agency personnel to facilitate completion of paperwork and document review
- Educating business owners about DPIE requirements and processes
- Liaising with entrepreneurs and other government agencies

**Contact the BDS team at [DPIEBizDev@co.pg.md.us](mailto:DPIEBizDev@co.pg.md.us) or call:**

- TANYA HEDGEPEETH (northern County) at 301-636-2058
- NICOLE REECE (southern County) at 301-636-2035

**Permit the BDS to help you build your business!**





# Nuisance Abatement Board (NAB)



- The NAB was established to hear complaints that allege acts that disturb the public peace or endanger the health, life or safety of residents, workers or visitors in the County.
- The seven-member board includes representatives from DPIE, the fire department, the police department and four citizens appointed by the County Executive.
- If the board finds a nuisance exists, it will order the activity to cease and may assess a fine. The initial fine is \$500; subsequent fines are \$1,000.
- The NAB is helping to restore order to some troubled neighborhoods.

# Information Translations

- In an effort to share both departmental and County information with our communities, DPIE is publishing pages in other languages. On [DPIE's website](#) select the [Resources tab](#) at the bottom of the left column.
- The last item on the bottom of the left column is [Information Translated to Other Languages](#).
- Be sure and check back on a regular basis as we continue to convert and add additional DPIE documents, as well as County notices and COVID-19 updates.
- For instructions on how to translate information, visit DPIE's website at <http://dpi.e.mypgc.us/>

El Departamento de Permisos, Inspecciones y Cumplimiento  
(The Department of Permitting, Inspections and Enforcement [DPIE])

**¡Operar un restaurante y vender comida en casa es ilegal!**



¡Operar un restaurante, cafetería u otro restaurante y preparar comida en casa para la venta son violaciones del Código del Condado de Prince George que pueden crear riesgos de seguridad para las personas que viven allí!

- **¡Fuego!** Cocinar grandes cantidades de alimentos en un departamento, condominio, casa de pueblo o casa unifamiliar puede ocasionar incendios porque se pueden encender estufas no diseñadas para la producción en masa de comidas.
- **¡Envenenamiento por monóxido de carbono!** Muchas residencias no están equipadas con sistemas de ventilación adecuados para la producción en masa de comidas. Respirar monóxido de carbono puede provocar lesiones graves.
- **¡Peligro extraño!** Traer extraños a su casa para comprar alimentos expone a su familia a personas posiblemente sin escrúpulos que pueden regresar más tarde sin invitación.
- **¡Ratas y cucarachas!** Las ratas se sienten atraídas por todo tipo de alimentos y las cucarachas acuden en masa a los mostradores, armarios y pisos donde se han arrojado los alimentos. ¡Las áreas de almacenamiento y preparación de alimentos que se utilizan para producir grandes cantidades de alimentos pueden atraer alimañas y sus gérmenes!
- **¡Violación de distanciamiento social COVID-19!** Tener más de unas pocas personas dentro de una residencia viola los estándares de distanciamiento social ordenados por nuestros legisladores para mantenernos a salvo durante la emergencia actual de COVID-19. COVID-19 es una enfermedad viral grave que se transmite a través de la exposición de una persona sana a una persona infectada. Usar una máscara, lavarse las manos con frecuencia y mantener una distancia de al menos seis (6) pies de los demás son las mejores herramientas para ayudar a prevenir la propagación del virus.

Operar un restaurante ilegal o una operación de venta de alimentos puede generar una multa de hasta \$2,300 y otras consecuencias.

¡No te pongas a ti ni a tu familia en riesgo! ¡No cree molestias públicas para su vecindario!

**Si está operando un restaurante ilegal o vendiendo comida en casa, ¡DETÉNGASE inmediatamente!**

Para obtener más información sobre los mercados de agricultores, los camiones de comida y otras opciones permitidas para vender alimentos, visite el sitio web de DPIE en <http://dpi.e.mypgc.us>



Angela D. Alsobrooks  
County Executive



Prince Georges  
Proud



**DPIE**  
DEPARTMENT OF PERMITTING,  
INSPECTIONS AND ENFORCEMENT  
Melinda Bolling  
Director

# Notice to Residents and Businesses

## DPIE offices are closed to the public!

While County offices remain closed to the public DPIE continues to assist our customers online and telephonically.

For info, visit the DPIE website at [dpie.mypgc.us](http://dpie.mypgc.us).

## Call the following numbers 8 a.m. to 4 p.m. weekdays:

- Permitting and Licensing Division 301-636-2050
- Site/Road Plan Review Division 301-636-2060
- Building Plan Review Division 301-636-2070
- Inspections Division 301-636-2080
- Enforcement Division 301-883-6168
- Public Information Office 301-636-2053

# Important Phone Numbers

- Abandoned Vehicles 301-952-1873
- Animal Management 301-780-7200
- Building/Construction Standards 301-883-3820
- Bulky Trash 301-883-4748
- Refuse, Recycling and Yard Waste 301-952-7625
- Rental Licensing 301-883-3840



# Thank you!

Contact DPIE Public Information Officer Avis Thomas-Lester  
at [athomaslester@co.pg.md.us](mailto:athomaslester@co.pg.md.us) or 301-636-2053 for more information.

Visit the DPIE website at <http://dpie.mypgc.us/>

POLL  
TIME

