



Property Information

File#: BS-X01567-101698216
Owner: JONATHAN FORTIER
Address 1: 1200 RICHMOND ST
Address 2:
City, State Zip: PITTSBURGH, PA

Request Information

Requested Date: 02/14/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per City of Pittsburgh Department of Zoning there are Multiple Code Violation case on this property.
Collector: City of Pittsburgh
Payable Address: 200 Ross St #320, Pittsburgh, PA 15219
Business# (412) 255-2175
Comments : Per City of Pittsburgh Department of Zoning there are Multiple Code Violation case on this property. Please refer to the attached document for more information.

PERMITS Per City of Pittsburgh Department of Building there are no Open/Pending/Expired permits on this property.
Collector: City of Pittsburgh
Payable Address: 200 Ross St #320, Pittsburgh, PA 15219
Business# (412) 255-2175

SPECIAL ASSESSMENTS Per City of Pittsburgh Department of Finance there are no Special Assessments/liens on the property.
Collector: City of Pittsburgh
Payable Address: 200 Ross St #320, Pittsburgh, PA 15219
Business# (412) 255-2175

DEMOLITION NO

UTILITIES
WATER & SEWER
Account#: 2132995
Status: Pvt and Non Lienable
Amount: \$0.00
Due Date: NA
Payment Status: Paid
Account Active: Active
Collector: Pittsburgh Water & Sewer Authority
Payable Address: 1200 Penn Avenue Pittsburgh, PA 15222
Business#: 412-255-2423.
UNABLE TO PROVIDE DOCUMENTAION TO THIRD PARTIES. VERBAL INFO ACQUIRED.
Garbage:
Garbage bills are included in the real estate property taxes.



CITY OF PITTSBURGH
Department of Permits, Licenses, and Inspections
200 Ross St, Room 320
Pittsburgh, PA 15219
412-255-2175 / F: 412-255-2979
<http://pittsburghpa.gov/pli/>

FIRST REQUEST FOR COMPLIANCE

FORTIER JONATHAN & LISA
MICHELLE(W)
1200 RICHMOND ST
PITTSBURGH, PA 15218-1017

PLI Case No.: CF-PLI-2024-000687
Date of Notice: 01/04/2024

Carbon Copied: KBDG Builders LLC

RE Property in Violation: Address/Location: 1200 RICHMOND ST, Pittsburgh, PA 15218-
Parcel No.: 0177-E-00075-0000-00

Dear FORTIER JONATHAN & LISA MICHELLE(W):

On 01/04/2024, the Department of Permits, Licenses and Inspections inspected/investigated the above property/location and found it to be in violation the City of Pittsburgh Code of Ordinances (PCC), which includes the Building Code and International Property Maintenance Code (IPMC). The violation(s), penalties, and right to appeal the First Request for Compliance are explained below.

You are hereby ordered to correct the violation(s) on or by 02/05/2024. PLI will review or re-inspect the property/location on or about 02/05/2024 to see if the issue is fixed. If you have any questions about this request or want to schedule a re-inspection before then, please contact

Inspector Ronald Freyermuth, 412-522-7538,
ronald.e.freyermuth@pittsburghpa.gov, or the PLI offices at 412-255-2175.

Violation(s):

Violation 1:

Code Sections: UCC 403.64(b) Inspection Not Requested/Work Concealed The permit holder failed to request/provide access for inspection and/or concealed work prior to inspection.

Description and Location: In relation to BP-2020-08432 work has been completed without proper inspection's.

Corrective Action Needed: Request inspections via Onestopgh.gov to get inspector onsite to review how to move forward.

Re-Inspection Date, on or about: 02/05/2024

Violation 2:

Code Sections: UCC 403.81 Stop Work Order Work violates the PA UCC or has been performed in a dangerous or unsafe manner and shall cease immediately.

Description and Location: In relation to BP-2020-08432 work has been completed without proper inspections.

Corrective Action Needed: Work concealed/proper inspections not requested. All work regarding BP-2020-08432 must stop.

Re-Inspection Date, on or about: 02/05/2024

Penalties and Fees:

Code violations are summary criminal violations. PLI does not have the authority to assess fines. Fines must be assessed and issued by the courts. PLI will work with you as you come into code compliance. In the case that PLI does request fines due to continued noncompliance, Pittsburgh City Code allows fines to be imposed in the amount of \$1.00 to \$1,000.00 per violation for each and every day a violation exists. If the violation has not been abated by the third inspection, PLI will file a criminal complaint in Court against you. If you are found guilty of a Code violation in Court and assessed a fine, that fine is a lien against the cited property. In addition, to ensure Code compliance, the City can seek other forms of legal relief, such as filing a civil court complaint to recover costs and/or get an injunction. In addition, a failed inspection or failure to correct any Code violation(s) described above may result in the revocation or suspension.

Right to Appeal:

You have the right to appeal the violation(s) described above. Appeals must be filed within thirty (30) days of the date of the First Request for Compliance. Appeals must be made electronically, along with the correct application fee, to PLI through the online OneStopPGH system. The appeal form can be downloaded from the PLI website.

License and property maintenance issues are appealed to the Board of License and Inspection Review Board (LIR Board). Permit Issues are appealed to the Board of Appeals. The LIR Board may affirm, modify, reverse, vacate, or revoke a Request for Compliance. The LIR Board does not reach criminal determinations of guilt or penalties. If you have any questions about the appeal process, please call PLI at (412) 255-2175.

Any appeals related to the interpretation of zoning code violation(s) shall be made before the City of Pittsburgh Zoning Board of Adjustments. Please email zoning@pittsburghpa.gov if you have any questions.

Reasonable Accommodation Request:

You may request a reasonable accommodation due to a disability as defined by the Americans with Disabilities Act (ADA), as amended, by communicating the need for the accommodation to PLI in writing. For purposes of making a reasonable accommodation request, PLI can be contacted at (412) 255-2175.

Interpretive/Translational Services:

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FIRST REQUEST FOR COMPLIANCE

KBDG Builders LLC
1025 Fifth Street
Oakmont, PA 15139
USA

PLI Case No.: CF-PLI-2024-000687
Date of Notice: 01/04/2024

Carbon Copied: FORTIER JONATHAN & LISA MICHELLE(W)

RE Property in Violation: Address/Location: 1200 RICHMOND ST, Pittsburgh, PA 15218-
Parcel No.: 0177-E-00075-0000-00

Dear KBDG Builders LLC:

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Re-Inspection Date, on or about: 02/05/2024

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Code Sections: UCC 403.81 Stop Work Order Work violates the PA UCC or has been performed in a dangerous or unsafe manner and shall cease immediately.

Description and Location: In relation to BP-2020-08432 work has been completed without proper inspections.

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Re-Inspection Date, on or about: 02/05/2024

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SECOND REQUEST FOR COMPLIANCE

FORTIER JONATHAN & LISA
MICHELLE(W)
1200 RICHMOND ST
PITTSBURGH, PA 15218-1017

PLI Case No.: CF-PLI-2024-000687
Date of Notice: 01/31/2024

Carbon Copied: KBDG Builders LLC

RE Property in Violation: Address/Location: 1200 RICHMOND ST, Pittsburgh, PA 15218-
Parcel No.: 0177-E-00075-0000-00

Dear FORTIER JONATHAN & LISA MICHELLE(W):

On 01/31/2024, the Department of Permits, Licenses and Inspections inspected/investigated the above property/location and found it to be in violation the City of Pittsburgh Code of Ordinances (PCC), which includes the Building Code and International Property Maintenance Code (IPMC). The violation(s) and penalties are explained below.

You are hereby ordered to correct the violation(s) on or by 03/01/2024. PLI will review or re-inspect the property/location on or about 03/01/2024 to see if the issue is fixed. If you have any questions about this request or want to schedule a re-inspection before then, please contact

Inspector Ronald Freyermuth, 412-522-7538,
ronald.e.freyermuth@pittsburghpa.gov, or the PLI offices at 412-255-2175.

Violation(s):

Violation 1:

Code Sections: UCC 403.64(b) Inspection Not Requested/Work Concealed The permit holder failed to request/provide access for inspection and/or concealed work prior to inspection.

Description and Location: In relation to BP-2020-08432 work has been completed without proper inspection's.

Corrective Action Needed: Request inspections via Onestopgh.gov to get inspector onsite to review how to move forward.

Re-Inspection Date, on or about: 03/01/2024

Violation 2:

Code Sections: UCC 403.81 Stop Work Order Work violates the PA UCC or has been performed in a dangerous or unsafe manner and shall cease immediately.

Description and Location: In relation to BP-2020-08432 work has been completed without proper inspections.

Corrective Action Needed: Work concealed/proper inspections not requested. All work regarding BP-2020-08432 must stop.

Re-Inspection Date, on or about: 03/01/2024

Penalties and Fees:

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SECOND REQUEST FOR COMPLIANCE

KBDG Builders LLC
1025 Fifth Street
Oakmont, PA 15139
USA

PLI Case No.: CF-PLI-2024-000687
Date of Notice: 01/31/2024

Carbon Copied: FORTIER JONATHAN & LISA MICHELLE(W)

RE Property in Violation: Address/Location: 1200 RICHMOND ST, Pittsburgh, PA 15218-
Parcel No.: 0177-E-00075-0000-00

Dear KBDG Builders LLC:

On 01/31/2024, the Department of Permits, Licenses and Inspections inspected/investigated the above property/location and found it to be in violation the City of Pittsburgh Code of Ordinances (PCC), which includes the Building Code and International Property Maintenance Code (IPMC). The violation(s) and penalties are explained below.

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Corrective Action Needed: Request inspections via Onestopgh.gov to get inspector onsite to review how to move forward.

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FINAL REQUEST FOR COMPLIANCE

FORTIER JONATHAN & LISA
MICHELLE(W)
1200 RICHMOND ST
PITTSBURGH, PA 15218-1017

PLI Case No.: CF-PLI-2024-000687
Date of Notice: 02/27/2024

Carbon Copied: KBDG Builders LLC

RE Property in Violation: Address/Location: 1200 RICHMOND ST, Pittsburgh, PA 15218-
Parcel No.: 0177-E-00075-0000-00

Dear FORTIER JONATHAN & LISA MICHELLE(W):

On 02/27/2024, the Department of Permits, Licenses and Inspections inspected/investigated the above property/location and found it to be in violation the City of Pittsburgh Code of Ordinances (PCC), which includes the Building Code and International Property Maintenance Code (IPMC). The violation(s) and penalties are explained below.

Because of the failed inspection/investigation, a Criminal Court Complaint has been filed against you in the local Court. The Court schedules the hearing date. Within three business days before that hearing date, to find out if you have corrected the violation(s), PLI will review or re-inspect the property/location. You are hereby ordered to correct the violation(s) by the time of that review/re-inspection. If you fail to correct the violation(s) by then, PLI will continue to pursue a Court judgment against you.

If you have any questions about this request or want to schedule a re-inspection before then, please contact **Inspector Ronald Freyermuth, 412-522-7538, ronald.e.freyermuth@pittsburghpa.gov**, or the PLI offices at 412-255-2175. For PLI permit related issues, you must contact your inspector to schedule a re-inspection.

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ED GAINEY
MAYOR



FORREST PAUL
OPEN RECORDS OFFICER

CITY OF PITTSBURGH
DEPARTMENT OF LAW
CITY-COUNTY BUILDING

March 29, 2024

Sunep Jamir
Stellar Innovations
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751
By email: Sunep.Jamir@stellaripl.com

RE: RTK No. 156-01-2024

Dear Sunep Jamir:

On February 21, 2024, the City of Pittsburgh Open Records Office received your written request for records pursuant to the Pennsylvania Right to Know Law (RTKL), 65 P.S. §67.101 et seq. Your specific request is as follows:

“Address: 1200 Richmond St, Pittsburgh, PA 15218

Parcel: 0177E00075000000

Owner: Jonathan Fortier & Lisa M Fortier

- 1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.*
- 2. Also advise if there are any open Code Violation or fines due that needs attention currently.*
- 3. Advise if there are any unrecorded liens/fines/special assessments due.”*

Upon investigation, the City’s Open Records Office was able to locate the records enclosed herein. To the extent anything requested does not exist, the RTKL instructs that the City is not required to create records which do not currently exist. See 65 P.S. §67.705. Additionally, nothing in the RTKL shall be construed to modify, rescind or supersede any of the City’s record retention policies. See 65 P.S. §67.507. Additionally, RTKL requests that seek answers to questions rather than specific documents are not valid requests under the RTKL. Walker v. Pa. Insurance Department, 2012 Pa. Commw. Unpub. LEXIS 425 (Pa. Commw. Ct. 2012).

If you feel that any aspect of this response to your request is in error, you may take an appeal by writing to Elizabeth Wagenseller, Executive Director, Office of Open Records, 333 Market Street, 16th Floor, Harrisburg, PA 17101. If you wish to take an appeal, you must do so within fifteen (15) business days of the date of this letter. See 65 P.S. §67.1101.

Sincerely,

Forrest Paul

Forrest Paul
Open Records Officer

FP/emh