

ARTICLE III
ADDITIONAL REQUIREMENTS FOR STRUCTURES

§61-301. General.

A. The owner shall keep and maintain all structures located on the premises in compliance with these requirements, except as otherwise provided for in this Section.

B. It shall be unlawful for any owner to keep, maintain, or permit any unsafe structure, structure unfit for human occupancy, or unlawful structure on their premises.

C. The owner shall keep and maintain all structures located on the premises in good repair, structurally sound, and in a sanitary condition.

D. Occupants shall keep and maintain that part of the structure which they occupy or control in a clean, safe, and sanitary condition.

E. The owner of a structure containing two or more residential or nonresidential occupancies shall keep and maintain the shared or public areas of the structure in a clean, safe, and sanitary condition.

F. A person shall not occupy as owner-occupant or permit another person to occupy an unsafe structure, structure which is unfit for human occupancy, unlawful structure or structure which does not comply with the requirements of this Section.

§61-302. Vacant Structures. The owner shall keep and maintain all vacant structures in a clean, safe, secure, and sanitary condition so as not to cause pose a threat to the public health, safety, or welfare.

§61-303. Plumbing.

A. The owner shall ensure all plumbing fixtures are properly installed and properly connected to a public or approved private water system and a public or approved private sewage disposal system.

B. The owner shall ensure all plumbing fixtures are maintained in working order, and kept free from obstructions, leaks, and defects and be capable of performing the function for which such fixtures are designed.

C. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the Code Official shall require the owner to correct the defects to eliminate the hazard.

§61-304. **Condemnation.** When a structure is found by the Code Official to be unsafe, unfit for human occupancy, or unlawful, such structure shall be condemned pursuant to the provisions of this Section.

§61-305. **Condemnation Notice.** Whenever the Code Official has condemned a structure notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner and/or occupant.

§61-306. **Condemnation Placarding.**

A. The Code Official shall post on the premises a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises or removing the placard.

B. **Placard Removal.** The Code Official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Code Official shall be subject to the penalties provided by this Chapter.

§61-307. **Condemnation - Prohibited Occupancy.** Any occupied structure condemned and placarded by the Code Official shall be vacated as ordered by the Code Official. Any person who shall occupy a condemned and placarded premises and any owner or any person responsible for the premises who shall let anyone occupy the premises shall be liable for the penalties provided by this Chapter.

§61-308. **Condemnation - Vacant Structures.** If the structure is vacant and unfit for human occupancy and is not in danger of structural collapse, the Code Official is authorized to post a placard of condemnation on the premises and order the owner to close up the structure. Upon failure of the owner to close up the structure within the time specified in the order, council may cause the structure to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the owner or against the real estate upon which the structure is located or as otherwise provided by law.

§61-309. **Disconnecting Utility Service.** The Code Official shall have the authority to authorize disconnection of utility service to any structure in case of emergency, or where necessary to eliminate an immediate hazard to life or property, or when such utility connection has been made without approval. The Code Official shall notify the serving utility and, whenever possible, the owner and occupant of the structure of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner and occupant of the structure shall be notified in writing as soon as practical thereafter.

§61-310. **Abatement Methods.** The owner of a structure deemed unsafe, unfit for human occupancy or unlawful by the Code Official shall abate or cause to be abated or corrected such conditions either by repair, rehabilitation, demolition or other approved corrective action.