



# Abandon Structures & Minimum Housing

COUNCIL WORKSHOP, JULY 28, 2020

# Minimum Housing



# Abandon Structures



# Minimum Housing

Dwelling unit - used for Human Habitation  
Minimum standards are required

## **Minimum standards for structural condition.**

- (a) Walls or partitions or supporting members,
- (b) Floors or roofs.
- (c) Foundation.
- (d )Steps, stairs, landings, porches, chimneys shall not be rotted, deteriorated or damaged
- (e) Adequate facilities for egress in case for fire.
- (f) Interior shall be maintained and promote sanitation and cleanliness
- (g)The roof, walls, floors, doors and windows to be weathertight and watertight.
- (h) There shall be no use of the ground for floors, or wood floors on the ground.



# Minimum Housing



## Minimum standards for basic equipment and facilities.

- Plumbing system.
- Heating system
- Electrical systems
- Ventilation
- Proper ceiling heights
- Minimum sq. ft. of floor area per occupant



## Minimum standards for control of insects, rodents and infestations.

- Rodent control.
- Infestation.
- Rubbish & Garbage storage and disposal.
- Public areas shall be clean & Sanitary condition



# Abandon Structure

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## Findings:

- Deterioration of; foundation, Floors, Walls, Ceilings, Roof
- Violations of State Building Code Requires, Fire Code Violations -
- Collection of debris, garbage, rubbish or other combustible materials -
- Conditions that may attract or become breeding places for rodents and insects -
- The grounds or facilities by children as play area or other use that Is health and safety is threaten or endangered -
- Use of structure by transients, vagrants, or other similar persons in the absence of sanitary facilities-



# Process

- Petition is filed by Police or Fire or by at least 5 residents, or by the Inspector
- Inspection
- Schedule a hearing of Inspectors findings, less then 30 days
- Deliver his findings in writing
  - Reasonable cost repair the dwelling in a timely manner
  - Not a reasonable cost, remove or demolish dwelling in a timely manner
- Appeal
  - Inspector determination, BOA
  - 30 days to appeal the BOA decision to Superior Court.
- Failure to comply with order
  - Council shall adopt an ordinance to have the building demolished
  - Lien filled on the property for cost

