

# 408 West Charles, Oelwein, Iowa 50662

## Chapter 12, Article III, Unsafe Structures

### SECTION 12-50. DEFINITION.

A building within the meaning of this article shall include any house, store, shop, barn, stable, billboard, stand or any other structure. (Ord. No. 112, sections 6 and 4, 4-17-16.)

### SECTION 12-51. ORDERING WORK.

Whenever, in the judgment of the city council, any wall or building or portion of a wall or building is dangerous or liable to fall, it may, by resolution, order the same repaired, torn down or removed by the owner thereof and specify in said order a reasonable time within which said repairing, tearing down or removal shall be made, the said order to contain the name or names of the owners, and describe the ground where the defective structure stands. (Ord. No. 112, Section 1, 4-17-16.)

### SECTION 12-52. SERVING ORDER.

Whenever such order may be made as above provided, the city clerk shall certify a copy thereof, and place the same in the hands of the chief of police, who shall serve it by reading it and delivering a copy thereof to such of the owners of the ground, where such defective structure stands, as may be found within the city. If any owner cannot be found within the city, the service may be made at his usual place of residence on any member of his family over fourteen (14) years of age, or made upon any occupant of the premises, or if it cannot be served by any of the above methods, service may be made by posting a copy of said order in a conspicuous place upon the structure so ordered to be repaired, torn down or removed, and by two (2) publications in a newspaper of this city. (Ord. No. 112, Section 2, 4-17-16.)

### SECTION 12-53. PERFORMANCE BY CITY - - AUTHORIZED.

If, after said order shall have been served by any means above provided, the same shall not have been complied with within the time stated therein, the city council shall cause said defective structure to be repaired, torn down or removed as directed by the order therefore, the same to be done under the supervision of the building official who shall proceed to do said work as directed and make return of the actual money costs thereof to the city council. (Ord. No. 112, Section 3, 4-17-16.)

### SECTION 12-54. ASSESSING AND COLLECTING COST.

When the city building official shall have made his return, as provided, of the cost of the work, the city council shall by resolution assess and levy the amount thereof as a special tax against the property, and against the owners of said property, which shall be a lien upon the 169 property until said cost is paid, and the cost may be collected by the sale of said property under execution or by suit against the owner. (Ord. No. 112, Section 4, 4-17-16.) SECTION

## **12-55. UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS ADOPTED.**

The most current edition of the Uniform Code for Abatement of Dangerous Buildings and standards pertaining to and adopted therein, published by the International Conference of Building Officials, is hereby adopted in full, including the appendix thereto, except for such provisions as may be hereinafter deleted, modified or amended as set forth in the Oelwein Code of Ordinances. An official copy of the Uniform Code for Abatement of Dangerous Buildings adopted by this section and a certified copy of this Ordinance are on file in the office of the city clerk. (Ord. No. 939, 06-23-1997.)

## **Chapter 25, Housing Maintenance and Occupancy Code**

### **Section 25-8 Unsafe Structures and Equipment**

A. General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

B. Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

C. Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

D. Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

F. Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

K. Abatement methods. The owner, owner's authorized agent, operator or occupant of a building, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

#### **Section 25-10 Demolition**

A. General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so 442 out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

D. Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

#### **Section 25-36 Component Serviceability**

A. General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

B. Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

6. Wood that has been subjected to any of the following conditions:

4. Fire damage beyond charring;

7. Exceptions:

ii. Demolition of unsafe conditions shall be permitted where approved by the code official.















