

Chapter 15.24

ABATEMENT OF DANGEROUS BUILDINGS

Sections:

- 15.24.010 Definitions.**
- 15.24-020 Prohibition.**
- 15-24-030 Abatement.**

15.24.010 Definitions.

The term “dangerous buildings” as used in this chapter is defined to mean and include:

- A. Any building, shed, fence, or other man made structure which is dangerous to the public health because of its condition, and which may cause or aid in the spread of disease, or injury to the health of the occupants of its neighboring structures;
- B. Any building, shed, fence or other manmade structure which because of faulty construction, age, lack of proper repair or any other cause, is especially liable to fire and constitutes or creates a fire hazard;
- C. Any building, shed, fence, or other manmade structure, which by reason of faulty construction or any other cause, is liable to cause injury or damage by collapsing or by a collapse or fall of any part of such structure;
- D. Any building, shed, fence or other manmade structure, which because of its condition or because of lack of doors or windows is available to and frequented by malefactors or disorderly persons who are not lawful occupants of such structure.

Any such dangerous building in the town is declared to be a nuisance. (Prior code § 11-301)

15.24.020 Prohibition.

It is unlawful to maintain or permit the existence of any dangerous building in the town; and it is unlawful for the owner, occupant or person in custody of any dangerous building to permit the same to remain in a dangerous condition, or to occupy such building or permit it to be occupied while it is or remains in a dangerous condition. (Prior code § 11-302)

15.24.030 Abatement.

Whenever the chief of police, the fire chief or the mayor shall be of the opinion that any building or structure in the town is a dangerous building, he shall file a written statement to this effect with the town clerk. The clerk shall thereupon cause written notice to be served upon the owner thereof, and upon the occupant thereof, if any, by registered mail or by personal service. Such notice shall state that the building has been declared to be in a dangerous condition and that such dangerous condition must be removed or remedied by repairing or altering the building or by demolishing it; and that the condition must be remedied at once. Such notice may be in the following terms:

To _____ (owner-occupant of the premises) of the premises known and described as _____.

You are hereby notified that _____(describe building) on the premises above mentioned has been condemned as a nuisance and a dangerous building after inspection by _____.

The causes for this decision are _____(here insert the facts as to the dangerous condition).

You must remedy this condition or demolish the building immediately, or the Town of Encampment will proceed to do so.

If the person receiving the notice has not complied therewith or taken an appeal from the determination, of the officer or employee finding that a dangerous building exists, within ten days from the time when this notice is served upon such person by personal service or registered mail, the fire chief or chief of police upon orders of the town council, shall proceed to remedy the condition or demolish the dangerous building. (Prior code § 11-303)