

## **ARTICLE 18-1400. BOARDED UP STRUCTURES**

### **Sec. 18-1401. Purpose ~~and intent.~~**

~~Abandoned s~~ Structures left boarded up over a significant period present a threat to the health, safety and welfare of the community and reduce the value of adjoining properties. Boarded structures are deemed a public nuisance in accordance with Section 18-301. Standards for long term security of ~~abandoned,~~ boarded up structures established in this section will help improve the appearance of these structures and preserve neighborhood property values.

(Ord. No. 12-5584, § 1, 9-24-12)

### **Sec. 18-1402. Definitions.**

For the purposes of this article the following definitions shall apply:

~~Abandoned structure: A structure that has remained unoccupied and one or more utilities, including but not limited to gas, electricity, and water, have been disconnected for a period of at least one hundred eighty (180) days.~~

*Abate:* To repair, replace, remove, destroy or otherwise remedy the condition in question by such means, in such a manner and to such an extent that is determined necessary in the interest of the health, safety and general welfare of the affected community.

*Boarded up structure:* The use of materials unrelated to the structure's exterior finish, such as plywood, oriented-strand board, plastic, metal, or canvas, to secure or cover openings in a ~~n-abandoned~~ structure.

*Owner:* The title owner(s), contract purchaser, or any other person or representative of any entity which holds a legal or equitable interest in any parcel.

*Owner's agent:* A statutory agent such as, but not limited to a legal guardian, conservator, person with durable power of attorney, or property manager.

(Ord. No. 12-5584, § 1, 9-24-12)

### **Sec. 18-1403. ~~Abandoned structure~~—Temporary boarding as a public nuisance.**

- (a) *Temporary boarding of window, doors openings.* Window or door openings on a ~~n-abandoned~~ structure may be boarded up for no more than one hundred eighty (180) total days from initial installation. Boards shall consist of a single sheet of oriented strand board (OSB) or plywood large enough to completely cover the window or door opening. The boards shall be attached with ~~wood screws that are not common Phillips-head or slotted-head screws, such as hex or beveled-head~~ non-tampering screws.
- (b) *Boarded window and door openings—Board replacement.* The boards on window and door openings shall be replaced within a single one hundred eighty (180) days period from of the initial installation with properly installed, tight-fitting, and secure windows and doors. For any window or door installation, or replacement, or if a door or window is to be covered or closed in, a building permit must be secured and all permit review and inspection processes completed per City requirements.

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(c) A structure in violation of subsection a and/or b will be deemed a public nuisance per Section 18-301.

(Ord. No. 12-5584, § 1, 9-24-12)

**Sec. 18-1404. Enforcement and penalties.**

~~Upon written or oral complaint of any citizen so affected by an alleged~~ A violation of the provisions in this article, or if a code enforcement officer becomes aware of a condition or situation that may constitute a violation of the provisions in this article, the officer shall investigate the condition or situation within a reasonable period of time. The officer shall determine whether such condition or situation violates the provisions of this article. If the officer finds that there exists a violation, such officer shall be enforced and shall be subject to the penalties as provided in Section 18-304. give written notice to the owner of the premises and the owner's agent of the specific nature of the violation. Unless a violation is determined to exist such that the abatement procedure is described elsewhere in the City Code, the code enforcement officer shall afford the owner of the premises or the owner's agent thirty (30) days to voluntarily abate the violation. The officer must give written notice in person or by certified mail of the specific condition to be abated and the specific abatement required to the owner of the premises and the owner's agent.

(Ord. No. 12-5584, § 1, 9-24-12)

**Sec. 18-1405. Violations.**

~~When an abandoned, boarded up structure has not been voluntarily abated within the time specified in the notice to abate it is a violation of this article, a municipal infraction, and is punishable by civil penalties as specified in section 18-1304. Each day that the violation continues is a separate offense and shall be punished accordingly.~~

(Ord. No. 12-5584, § 1, 9-24-12)