

CHAPTER 1351 Dangerous Buildings — Chapter Overview

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CHAPTER 1351

Dangerous Buildings

- 1351.01 Nuisance conditions.
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- 1351.99 Penalty.

CROSS REFERENCES

Removal of unsafe structures - see Ohio R.C. 715.26(B), 715.261

Power to regulate building erection - see Ohio R.C. 715.26, 715.29, 737.28, 737.37

Fire hazards in nursing and boarding care homes - see BUS. REG. 760.17

Building demolition fees - see BLDG. 1361.05(b)

1351.01 NUISANCE CONDITIONS.

As used in this chapter, all dangerous buildings within the terms of this section are hereby declared and shall be deemed to be public nuisances by reason of the condition in which the same are permitted to be or remain and which shall or may endanger the health, life, limb or property, or cause any hurt, harm, inconvenience, discomfort, damage or injury to any person in the City in any one or more of the following particulars:

- (a) By reason of being a nuisance to the general health of the community.
- (b) By reason of being a fire hazard.
- (c) By reason of being unsafe in occupancy or use on, in, upon, about or around the aforesaid premises.
- (d) By reason of being a nuisance because of long continued vacancy and/or lack of reasonable or adequate maintenance of the structure and/or premises adjacent thereto, thereby depreciating the enjoyment and use of property in the immediate vicinity to such extent that it is harmful to the community in which such structure is situated.

All dangerous buildings within the terms of this section are hereby declared to be public nuisances, and shall be repaired, vacated or demolished as hereinbefore and hereinafter provided. (Ord. 83-66. Passed 12-27-66.)

1351.02 STANDARDS FOR REPAIR, VACATION OR DEMOLITION.

The following standards for repair, vacation or demolition shall be followed in substance by the Building Inspector in ordering the same:

- (a) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this chapter, it shall be repaired.
- (b) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of the occupants, it shall be ordered to be vacated.

(Ord. 83-66. Passed 12-27-66.)

(c) In any case where a dangerous building is damaged, deteriorated or decayed to the extent of not more than fifty percent of its total building replacement costs, which cost is to be determined by an independent appraisal firm or bank appointed by the Building Inspector and President of Council and which appraisal cost will be paid for by the applicant at the time the building permit is applied for, it may be restored and extended in size but such restoration extension shall not exceed more than a ten percent increase in the cubical content of the original damaged building. In all cases where a building cannot be repaired in accordance with the provisions of this chapter it shall be demolished so that it will no longer exist in violation of the terms of this chapter. In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this chapter or any ordinance of the City or statute of the State, it shall be demolished.

(Ord. 17-71. Passed 3-9-71.)

1351.03 DUTIES OF BUILDING INSPECTOR.

The Building Inspector shall:

- (a) Inspect or cause to be inspected all public buildings, schools, halls, churches, theaters, hotels, tenements and commercial, manufacturing or loft buildings for the purpose of determining whether any conditions exist which render such places dangerous buildings within the terms of Section 1351.01.
- (b) Inspect any building, wall or structure about which complaints are filed by any person to the effect that a building, wall or structure is or may be existing in violation of this chapter.
- (c) Inspect any building, wall or structure reported, as hereinafter provided for, by the Divisions of Fire or Police as probably existing in violation of the terms of this chapter.
- (d) Notify in writing by certified mail, return receipt requested, the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in such building, as shown by the land records of the Recorder of Lorain County, of any building found by him to be a dangerous building within the standards set forth in Sections 1351.01 and 1351.03, that:
 - (1) The owner must vacate, repair or demolish such building in accordance with the terms of the notice and this chapter;
 - (2) The occupant or lessee must vacate such building or may have it repaired in accordance with the notice and remain in possession;
 - (3) The mortgagee, agent or other person having an interest in such building, as shown by the land records of the Recorder of Lorain County, may, at his own risk, repair, vacate or demolish such building or have such work or act done.

Any person notified under this subsection to repair, vacate or demolish any building shall be given such reasonable time, not exceeding fifteen days, to commence or have commenced the work or act required by the notice provided for herein.

- (e) Set forth in the notice provided for in subsection (d) hereof a description of the building or structure deemed unsafe, a statement of the particulars which make the building or structure

dangerous and an order requiring the same to be put in such condition as to comply with the terms of this chapter within such length of time, not exceeding sixty days, as is reasonable.

(f) Place a notice on all dangerous buildings reading as follows: "This building has been found to be a dangerous building by the Building Inspector. This notice is to remain on this building until the building is repaired, vacated or demolished in accordance with a notice which has been given the owner, occupant, lessee, mortgagee or agent of this building, and all other persons having an interest in this building as shown by the land records of the Recorder of Lorain County, Ohio. It is unlawful to remove this notice until such notice is complied with." (Ord. 83-66. Passed 12-27-66; Ord. 51-83. Passed 5-10-83.)

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- ORDINANCES OF SHEFFIELD LAKE
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- Ord. 83-66
- ordering the same:
- ordered to be vacated
- ordinance with the provisions of this chapter it shall be demolished so that it will no longer exist in violation of the terms of this chapter
- ordinance of the City or statute of the State, it shall be demolished
- Ord. 17-71

- ords of the Recorder of Lorain County, of any building found by him to be a dangerous building within the standards set forth in Sections 1351
 - ordance with the terms of the notice and this chapter;
 - ordance with the notice and remain in possession;
 - ords of the Recorder of Lorain County, may, at his own risk, repair, vacate or demolish such building or have such work or act done
 - order requiring the same to be put in such condition as to comply with the terms of this chapter within such length of time, not exceeding sixty days, as is reasonable
 - ordance with a notice which has been given the owner, occupant, lessee, mortgagee or agent of this building, and all other persons having an interest in this building as shown by the
 - ords of the Recorder of Lorain County, Ohio
 - Ord. 51-83
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