

ORDINANCE NO.: 2001-0041

*Amending Code of Ordinances of the City of Columbia, South Carolina,
Chapter 5, Buildings and Building Regulations, Article VI, Dangerous Buildings,
Sec. 5-293, Order to repair, vacate or demolish dwelling*

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 11th day of July, 2001, that Chapter 5, Buildings and Building Regulations, Article VI, Dangerous Buildings, Sec. 5-293, Order to repair, vacate or demolish dwelling is hereby amended as follows:

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Sec. 5-293. Order to repair, vacate or demolish dwelling.

- (a) After the notice and hearing provided for in section 5-292, should the director of inspections determine that the dwelling is unfit for human habitation, he shall in writing state his findings of fact in support of such determination and shall issue and cause to be served upon the owner an order to repair, alter or improve the dwelling to render it fit for human habitation, to vacate and close the dwelling as a human habitation, or to remove or demolish the dwelling.
- (b) If the director of inspections determines that the cost of repair, alteration or improvement exceeds 50 percent of the value of the dwelling in its existing condition, the director of inspections shall issue an order requiring the owner to demolish the dwelling within 30 days of the date of the order.
- (c) To determine the value of any dwelling, the director of inspections shall adopt the market value of the dwelling, excluding land value, as reported by the county tax assessor. Damage resulting from fire, vandalism or other casualty occurring subsequent to the assessor's determination of market value may be considered by the director of inspections in determining the value of the dwelling for purposes of enforcing this article.
- (d) In order to determine the cost of repair, alteration or improvements, the director of inspections shall utilize cost data contained in the publication "Means Repair and Remodeling Cost Data, Commercial/Residential," and data contained in "HomeTech Remodeling and renovation Cost Estimator."

This Ordinance shall become effective upon second reading.

Requested by:



Mayor

Approved by:

Heaven K. Duff

City Manager

Approved as to form:

Shirley Amey

City Attorney

ATTEST:

Patricia J. First
City Clerk/acting

Introduced: 6/6/2001

Final Reading: 7/11/2001

Last Revised: 7/9/2001

New Language designated by bold/italics

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