

Ordinance Number: 2001-071

Amending Code of Ordinance of the City of Columbia, South Carolina, Chapter ____

BE IT ORDAINED by the Mayor and Council this 15th day of August, 2001 that the 1998 Code of Ordinances of The City of Columbia, South Carolina is amended to read as follows:

SECTION ____: Boarded Dwelling Unit Ordinance

(a) This section shall be known as the ordinance regulating boarded houses in the City of Columbia.

SECTION ____: Definitions

The following terms whenever used or referred to in this article shall have the following respective meanings for the purposes of this article, unless a different meaning clearly appears from the context:

(a) "Dwelling" shall mean any building or structure, or part thereof, used and occupied for human habitation or intended to be so used and includes any outbuildings and appurtenances belonging thereto or usually enjoyed therewith.

(b) "Substandard Dwelling Unit" shall mean any dwelling unit that fails to comply with the provisions of the International Property Maintenance Code.

SECTION ____: Regulations

Whenever the owner of a substandard dwelling unit boards and secures the dwelling unit independently or upon order of the Housing Official, the following regulations apply:

(1) Term. The dwelling unit may be boarded for a period not to exceed six months. Following the expiration of the six-month period, the dwelling unit shall be repaired or rehabilitated in accordance with the appropriate building or property maintenance code or the dwelling unit shall be demolished. Repair, rehabilitation or demolition of the dwelling unit shall begin within sixty (60) days of the expiration of the six-month time period.

(2) Extensions. Thirty days prior to the expiration of the initial six-month period, the owner of the dwelling unit may apply to the Housing Official for an extension of up to an additional six-months. The extension may be granted by the Housing Official upon reasonable circumstances including, but not limited to, pending litigation concerning the dwelling unit which would prevent the repair or rehabilitation of same, financial hardship, lengthy illness of the owner which prevents the repair, rehabilitation or demolition of the property or any other reasonable grounds. If the request to extend the boarded time period is denied, the owner of the dwelling unit must begin repair, rehabilitation or demolition of the structure within 60 days of the Housing Official's denial of an extension. Denial of a requested extension shall be in writing and shall be served on the owner in the same manner as civil process.

(3) Specifications. Boarding of the dwelling unit shall be completed in the following manner: Sheathing shall be a minimum of one half (1/2) inch cut to fit windows and doors. The sheathing shall be screwed to the window or door frame using one and one half (1 1/2) inch wood

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screws every twelve inches. The sheathing shall be new or in good condition without graffiti or other markings. All accessible doors and windows shall be boarded.

(4) Monitoring. Whenever an owner of a substandard dwelling unit has boarded the property in accordance with the provisions outlined above, the property shall be placed on a list of other similarly situated properties to be monitored once a month. The owner shall ensure that the property remains boarded and secure during the six-month period. If the property becomes unsecured and is not promptly re-secured by the owner, the Inspections Department will resume its actions concerning the property in accordance with the city code and/or the International Property Maintenance Code. Failure to keep the dwelling unit properly boarded will terminate the option to board the dwelling unit.

(5) Application of Dangerous Building Ordinance. Dwelling units which meet the conditions outlined in the Dangerous Buildings Ordinance may not be boarded in accordance with this ordinance to avoid application of the International Property Maintenance Code.

SECTION ____: Appeal

Any person aggrieved by a decision of the Housing Official or other authorized representative of the city under these sections may appeal to the Property Maintenance Board of Appeals by filing a notice of appeal in the office of the City Clerk, such notice to be filed not later than ten days following the rendering of the decision. Appeals shall be docketed and conducted according to the rules of the Property Maintenance Board of Appeals. Appeal from the Property Maintenance Board of Appeals shall be to the Circuit Court.

SECTION ____: Other penalties

The procedures, penalties and remedies provided herein are in addition to any supplemental to the powers and procedures conferred by any other law or ordinance.

Requested by:



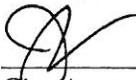
Mayor

Approved by:



City Manager

Approved as to form:

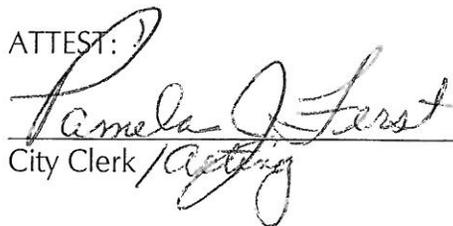


City Attorney

Introduced: 7/11/2001

Final Reading: 8/15/2001

ATTEST:



City Clerk / Acting

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