

ORDINANCE NO.: 2002-038

Amending Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, to add Article VII, Boarded-up Dwelling Units

BE IT ORDAINED by the Mayor and Council this 19th day of June, 2002 that the 1998 Code of Ordinances of The City of Columbia, South Carolina Chapter 5, Buildings and Building Regulations is amended to add Article VII, Boarded-up Dwelling Units, to read as follows:

Section 1.

Article VII. Boarded-up Dwelling Units

Sec. 5-300. Notwithstanding any other provision of this Code, it shall be unlawful for any person to cover, for a period in excess of one hundred eighty (180) days, the window or door openings of any substandard dwelling unit with any material other than window or door materials conforming with the International Building Code.

Sec. 5-301. The Building Official shall immediately prepare an inventory of all substandard dwelling units upon which one or more window or door openings are covered with non-conforming materials (e.g., plywood sheathing, OSB board). This inventory shall be known as the "Boarded-up Dwelling Inventory." All property owners of the dwelling units identified on the inventory shall be notified by First Class Certified Mail, Return Receipt Requested, of this ordinance and the obligation to conform the dwelling unit to this code within one hundred eighty (180) days of receipt of notice.

Not less than every sixty (60) days following the enactment of this ordinance, the Building Official shall update the "Boarded-up Dwelling Inventory", and shall cause notice of this ordinance and the property owner's obligation to comply with the same to be mailed by First Class Certified Mail, Return Receipt Requested, to all property owners whose dwelling unit is added to the inventory.

In the event an owner of a dwelling unit which appears on the Boarded-up Dwelling Inventory cannot be located so as to notify the owner of this ordinance, service of notice by publication in the same manner as prescribed by the South Carolina Rules of Civil Procedure is authorized.

Sec. 5-302 Effective as of July 1, 2002, no person shall cover the window or door openings of a dwelling unit so as to close and secure the dwelling unit without first obtaining a permit to do so from the Building Official. The permit fee shall be \$50.00. The permit shall authorize the owner to close and secure the dwelling unit with one-half inch sheathing cut to fit the openings and to be secured to the window or door frames using one and one-half (1-1/2") or longer wood screws. Screws shall be installed at intervals of not less than twelve (12") inches

ORIGINAL
STAMPED IN RED

ORIGINAL
STAMPED IN REC

around the door or window frame.

All sheathing shall be painted so as to match the dominant color of the exterior of the dwelling unit.

Permits issued pursuant to this section shall be valid for no more than one hundred eighty (180) days. Upon issuance of a permit, the Building Official shall list the property on the "Boarded-up Dwelling Inventory."

Sec. 5-303. The Building Official shall, on the expiration of one hundred eighty (180) days following the listing of a substandard dwelling unit on the "Boarded-up Dwelling Inventory", give the owner notice of violation of this chapter. Such notice shall state that the owner must within ten (10) days of the notice, remove the non-conforming materials from the window or door openings, and replace the same with door or window installations which conform with the International Building Code. Upon failure of the owner to comply within the ten (10) day period, the owner shall be deemed to be in violation of this code and shall be subject to punishment as prescribed by §1-5 of this code. Every day of non-compliance shall constitute a separate violation.

Section 2.

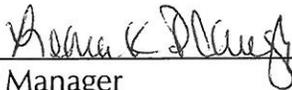
Ordinance Number 2001-071 is hereby repealed.

This ordinance is effective as of final reading.

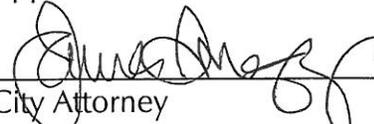
Requested by:


MAYOR

Approved by:


City Manager

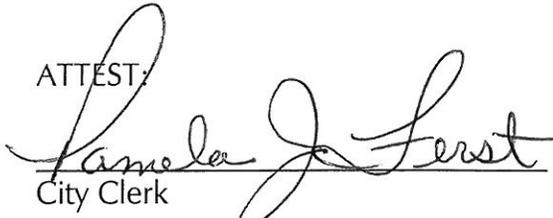
Approved as to form:


City Attorney

Introduced: 6/12/2002

Final Reading: 6/19/2002

ATTEST:


City Clerk