

ORDINANCE NO.: 2005-110

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article VII, Boarded-up Dwelling Units

BE IT ORDAINED by the Mayor and Council this 26th day of October, 2005 that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 5, Buildings and Building Regulations, Article VII, Boarded-up Dwelling Units is amended to read as follows:

ARTICLE VII. BOARDED-UP BUILDINGS

Sec. 5-300. Covering of window and door openings of buildings.

Notwithstanding any other provision of this Code, it shall be unlawful for any person to cover, for a period in excess of ninety (90) days, the window or door openings of any building with any material other than window or door materials conforming with the International Building Code.

Sec. 5-301. Inventory of improperly boarded buildings; notification of owners.

(a) The housing official shall maintain an inventory of all buildings 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 Building Inventory." All property owners of the buildings identified on or added to the inventory shall be notified by first class certified mail, return receipt requested, of this article and the obligation to conform the building to this Code within ninety (90) days of receipt of notice.

(b) Not less than every sixty (60) days following the enactment of this article, the housing official shall update the "Boarded-up Building Inventory," and shall cause notice of this article 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 building is added to the inventory.

(c) In the event an owner of a building which appears on the boarded-up building 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. Permit required for covering of window and door openings.

(a) It shall be unlawful for any person to cover the window or door openings of a building so as to secure the building without first obtaining a permit to do so from the housing official. The permit fee shall be \$50.00 for residential buildings and \$100.00 for mixed-use and commercial buildings. The permit shall authorize the owner to cover the window or door openings of a building 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 inches or longer

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wood screws. Screws shall be installed at intervals of not less than 12 inches around the door or window frame.

(b) All sheathing shall be painted so as to match either the dominant color of the exterior of the building or the color of the trim of the building, if any.

(c) Permits issued pursuant to this section shall be valid for no more than 90 days. Upon issuance of a permit, the housing official shall list the property on the "Boarded-up Building Inventory."

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Sec. 5-303. Notification of violation.

(a) The housing official shall, on the expiration of ninety (90) days following the listing of a building on the "Boarded-up Building Inventory", give the owner notice of violation of this article. 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.

(b) Any person failing to comply with the provisions of this article shall be deemed guilty of a misdemeanor punishable as prescribed by section 1-5 of this Code. Every day of noncompliance shall constitute a separate violation. The covering of window and door openings as provided under the provisions of this article does not stay enforcement of, or compliance with, any orders or notices by the housing or building code official or relieve any person from complying with all other applicable local and state laws affecting structures and premises.

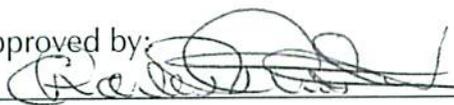
Requested by:

Marc Mylott, Zoning Administrator



MAYOR

Approved by:



City Manager

Approved as to form:

Christa J. Bell, Asst. City Atty.

City Attorney

ATTEST: Quita D. Salley

City Clerk

Introduced: 10/12/2005

Final Reading: 10/26/2005