

**AN ORDINANCE DEFINING DANGEROUS
BUILDINGS; PROCEDURES FOR ABATEMENT
THEREOF.**

WHEREAS, the Village of Saginaw wishes to enact procedures to cause the removal or repair of dangerous and dilapidated buildings

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF SAGINAW, MISSOURI, AS FOLLOWS:

SECTION A. **Dangerous buildings defined.** All buildings or structures, portions or parts of a building, or remains of a building or structure which may have any of the following defects shall be deemed a dangerous building and a nuisance provided that such conditions or defects exist to the extent that they are detrimental to the life, health, property, safety or welfare of the public, or the occupants are endangered:

(1) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (1/3) of the base.

(2) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or snow than is required in the case of similar new construction.

(3) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, decay, vandalism or faulty construction or the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building or the deterioration, decay or inadequacy of its foundation or any other cause, is likely to partially or completely collapse.

(4) Whenever the building or structure, exclusive of the foundation, shows substantial damage or deterioration of the supporting or nonsupporting members, or enclosing or outside walls, or wall coverings.

(5) Whenever the building or structure has improperly distributed loads upon the floors or roofs, or in which the same are overloaded, or which have insufficient strength to be reasonably safe for the purpose used.

(6) Whenever any portion thereof has been damaged by fire, earthquake, tornado, wind, flood, vandals or any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such a catastrophe or damage.

(7) Whenever a door, aisle, passageway, stairway, fire escape or other means of egress is not of sufficient width or size, or is damaged, dilapidated, obstructed or otherwise unusable, or so arranged so as not to provide safe and adequate means of egress in case of fire or panic.

(8) Whenever any portion or member or appurtenance thereof (i.e., porch, chimney, signs) is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(9) Whenever any building or structure has any portion, member or appurtenance, or ornamentation on the exterior thereof which is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of safely resisting wind pressure, or snow, or other loads.

(10) Whenever the building or structure, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, trash, filth, inadequate light, air ventilation or sanitation facilities, or otherwise is determined to be unsafe, unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.

(11) Whenever for any reason the building or structure, or any portion thereof, is manifestly unsafe for the purpose of which it is being used.

(12) Whenever the building or structure, or land it occupies, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure or land provided by this ordinance or other applicable laws or ordinances of this state relating to the condition, use, location, or maintenance of the building, structures or land.

(13) Whenever the building or structure has become an attractive nuisance to children or is open to unauthorized or unlawful entry.

(14) Whenever the building or structure because of obsolescence, dilapidated condition, deterioration, damage, trash and debris, unsafe exits, lack of sufficient fire resistive construction, unsafe electrical wiring, gas connections, or heating apparatus, previous fires or other cause is determined to be a fire hazard.

(15) Whenever the electrical system is totally or partial damaged, destroyed, removed or otherwise made inoperable, unsafe or hazardous.

(16) Whenever the plumbing system is totally or partial damaged, destroyed, removed or otherwise made inoperable or unsanitary.

(17) Whenever the mechanical system or any portion of the mechanical system is totally or partially damaged, destroyed, removed or otherwise made inoperable or unsafe.

(18) Whenever the building or structure is in such condition as to constitute a public nuisance know to the common law or in equity jurisprudence.

(19) Whenever any portion of a building or structure remains on a site when construction or demolition work is abandoned.

SECTION B. Dangerous buildings, nuisance. All buildings or structures found to be dangerous buildings are hereby declared to be a public nuisance.

SECTION C. Party defined. The owner, occupant, lessee, mortgagee, agent or any person having an interest in a building or structure, as shown by the land records of the recorder of deeds or director of records of the county wherein the land is located.

SECTION D. Standards for vacation, repair or demolition. In any case where a building or structure is found to be a dangerous building, the following standards shall be used by the board in ordering vacation, repair or demolition.

(1) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of the public or the occupants, it shall be ordered vacated.

(2) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article or the building code, it shall be ordered repaired. An order to repair may include a requirement to close and secure any or all exterior openings.

(3) In any case where a dangerous building is damaged, decayed or deteriorated to a degree that it is not feasible to rehabilitate such building or is not structurally safe, the building or any portion thereof shall be ordered demolished.

APPROVED after final passage this 19 day of April, 1994.

Betsy Blingler
CHAIRMAN

ATTEST:

Linda Blingler
VILLAGE CLERK

Balan Edwards - yes
Phil [unclear] - YES
[unclear] - yes
Beck Saddle - yes

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