

Exhibit "C" – Code Section 6-185, Criteria for Demolition

City Code Sec. 6-185. - Criteria for demolition.

In determining whether a slum or blighted structure should be demolished, the building official or a licensed building inspector working under the supervision of the building official must find the existence of one (1) or more of the following criteria:

(1) The structure, or a portion thereof has been extensively damaged by fire, flood, wind, or other natural phenomena such that the building or structure is substantially destroyed or poses an immediate and manifest danger to the life, health, or safety of the general public or occupant.

(2) The structure is so unsanitary or so utterly fails to provide the amenities essential to decent living that it is manifestly unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health or safety of the general public or occupant. "Amenities essential to decent living" include, but are not limited to, the availability of potable water, at least one (1) working toilet, and protection from exposure to the elements.

(3) The structure, or a portion thereof, as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.

(4) The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.

(5) The site to be cleared by demolition consists of the remains, debris, wall, chimney, or floors of or left from a building or structure that has partially or completely collapsed, fallen, or been torn down.

(6) There is a serious and substantial falling away, hanging loose, or loosening of the siding, block, brick, or other building material creating a hazard for occupants or the public.

(7) The structural parts have become so dilapidated, decayed, or deteriorated, or there is an unusual sagging or leaning out of plumb of the building or any part thereof caused by deterioration or over-stressing of the structure or structural parts, that the structure is manifestly unsafe.

(Ord. No. 1992, § 2(6-197), 11-20-2012)