

Chapter 5-7

ABATEMENT OF DANGEROUS BUILDINGS

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Section 5-7-1 Short Title

This Chapter shall be known as the "City of Storm Lake, Iowa, Code for the Abatement Of Dangerous Buildings", and may be cited as such and will be referred to herein as "this Chapter".

Section 5-7-2 Adoption Of Uniform Code For The Abatement Of Dangerous Buildings

Pursuant to published notice and public hearing as required by law, the Uniform Code for the Abatement Of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials and commonly known as the Uniform Code for the Abatement of Dangerous Buildings, is hereby adopted in full, except for such portions as may hereinafter be deleted, modified or amended.

An official copy of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as adopted, and a certified copy of this Ordinance are on file in the office of the Code Enforcement Officer.

The provisions of Section 502 of the Uniform Code for the Abatement of Dangerous Buildings are hereby amended by providing that elected officials of the City who are not full time employees may serve on the Board of Appeals.

The provisions of Section 204 are hereby amended by deleting the words "Sections 108 and 1701" and inserting the words "Sections 109 and 1704" in their place.

The provisions of Section 301 are hereby amended by defining "BUILDING CODE" as the International Building Code promulgated by the International Code Council and by defining "HOUSING CODE" as the International Residential Code promulgated by the International Code Council.

(Ord. No. 14-O-94-95, Amended, 01/03/95)

(Ord. 22-O-2009-2010, Amended, 06/21/2010; Ord. Ord. 03-O-2001-2002, Amended, 08/20/2001; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 5-7-3 Conflict With State Laws

Nothing in this Chapter or in the Uniform Building Code, as adopted, shall be construed to be in conflict with the State laws or the State Housing Code. In the event of such conflict, the State law shall prevail.

Section 5-7-4 Demolition Of Existing Building

If any existing building is demolished and there results therefrom a hole or other excavation, or a mound of dirt, the owner of said lot shall, within four (4) months of the creation of the hole, excavation, or mound, cause the hole or excavation to be filled or the mound leveled so as to return the lot to a uniform grade consistent with the surrounding lots. The provisions of this section shall not apply if, within the four (4) month period set forth above, the owner obtains a building permit to construct a new structure on the site and thereafter proceeds in a timely manner to commence construction. During the period of existence of any such hole or excavation, the owner shall provide barricades with appropriate lighting and signage to protect the site.

Section 5-7-5 Stored Dirt On Vacant Lots

No person shall store or permit to be stored dirt, sand, gravel, debris or similar materials on a vacant lot unless said dirt or other materials shall be leveled and the lot brought to uniform grade consistent with surrounding lots. As an exception to the foregoing, dirt, sand, gravel and other materials may be stored in mounds for a period not to exceed four (4) months on a vacant lot in anticipation of construction on that lot, or in connection with construction on a neighboring lot, but for no other purpose. Any dirt or other materials stored temporarily in mounds as permitted herein shall either be removed or leveled and the lot brought to grade at the conclusion of the temporary period of storage.

Section 5-7-6 Municipal Infraction

A violation of any of the provisions of this Chapter shall constitute a Municipal infraction subject to the penalties and alternative relief authorized by Title 1, Chapter 20 of this Code and by Section 364.22 of the Code of Iowa.