

CHAPTER 51. BUILDING CODE

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GENERAL PROVISIONS

§ 51.01 SCOPE OF CHAPTER AND CODES.

The provisions of this chapter and of the regulatory codes herein adopted shall apply to the following:

(A) The location, design, materials, equipment, construction, reconstruction, alteration, repair, maintenance, moving, demolition, removal, use and occupancy of every building or structure or any appurtenances connected to, attached to or detached from the building or structure;

(B) The installation, erection, alteration, repair, use and maintenance of plumbing systems consisting of house sewers, building drains, waste and vent systems, hot and cold water supply systems, and all fixtures and appurtenances thereof;

(C) The installation, erection, alteration, repair, use and maintenance of mechanical systems consisting of heating, ventilating, air conditioning and refrigeration systems, fuel burning equipment and appurtenances thereof; and

(D) The installation, erection, alteration, repair, use and maintenance of electrical systems and appurtenances thereof.

§ 51.02 BUILDING CODE ADOPTED.

The currently approved edition of the North Carolina State Building Code and all technical codes including Residential, Electrical, Plumbing, Mechanical, Fuel Gas, Fire Prevention, Energy Conservation and Administration, Existing Buildings, Rehabilitation and all appendices, as adopted by the North Carolina Building Code Council and as amended, is hereby adopted by reference as fully as though set forth herein.

§§51.03 – 51.06 RESERVED.

§ 51.07 AMENDMENTS TO CODES.

Amendments to the regulatory codes adopted by reference herein, which are from time to time adopted and published by the agencies or organizations referred to herein, shall be effective in the town at the time the amendments are filed with the Town Clerk or Building Inspector as provided in § 51.09. New codes created from time to time related to §§ 51.02 to 51.06 such as energy and insulation codes are hereby incorporated via reference as adopted and amended by the North Carolina Building Code Council.

§ 51.08 COMPLIANCE WITH CODES.

All buildings or structures which are hereafter constructed, reconstructed, erected, altered, extended, enlarged, repaired, demolished or moved shall conform to the requirements, minimum standards and other provisions of the North Carolina State Building Codes.

§ 51.09 COPIES OF CODES TO BE FILED WITH CLERK.

An official copy of each regulatory code adopted herein, and official copies of all amendments thereto, shall be kept on file in the office of the Town Clerk or Building Inspector. The copies shall be the official copies of the codes and the amendments.

§ 51.10 DEBRIS FROM BUILDING CONSTRUCTION.

No owner, builder, contractor, subcontractor or their representative of any building being constructed, altered, or restored on any parcel of land shall allow building debris or materials to be removed either by wind, water, or persons from the lot or any other area onto neighboring properties.

All multi-family or larger structures and commercial structures must have dumpsters (green boxes) on site for debris from building construction.

§ 51.11 STORM AND EROSION-DAMAGED STRUCTURES.

(A) Finding. It is hereby found and declared that the existence of erosion or storm-damaged structures and the debris from such structures on or in close proximity to the public beach or the waters of the state presents an increased threat of accident, injury or other hazard to the public and is prejudicial to the public health, safety, and welfare. It is further found that all structures on the public beach or in the waters of the state obstruct passage on the public trust beach and in navigable waters and are prejudicial to the public health, safety and welfare. It is the intent of this ordinance to provide authority for the repair or removal of such structures or debris.

(B) Definitions.

"OWNER" means the holder of the title in fee simple; it shall include any part owner, joint owner, tenant in common, joint tenant or tenant by the entireties of the whole or a part of the property.

"PUBLIC BEACH" shall include three geographical miles off shore and the dry sand beach seaward of the first line of stable natural vegetation or erosion escarpment. It shall include the waters and the dry sandy beach along the Atlantic Intracoastal waterways.

"WATERS OF THE STATE" includes the waters of the Atlantic Ocean immediately adjacent to that portion of the town within its boundaries or within its extraterritorial jurisdiction and also includes the Atlantic Intracoastal Waterway within the boundaries of the town and its extraterritorial jurisdiction.

(C) Declared a nuisance.

(1) The existence on any lot or parcel of land of a storm or erosion-damaged structure that cannot meet the minimum standards for structural condition set out in section D and is so saturated that it is in imminent danger of encroaching on the public beach or the waters of the state is declared to be dangerous and prejudicial to the Public, Health, safety and welfare and to constitute a public nuisance.

(2) The existence of a storm or erosion damaged structure or debris from such structure on the public beach or in the waters of the state is declared to be dangerous and prejudicial to the Public Health, safety and welfare and to constitute a public nuisance.

(3) The existence of any structure on the public beach or in the waters of the state, except those structures specifically permitted by state law to be located in the public trust area is declared to be an obstruction of the public trust are and/or navigable waters that is prejudicial to the Public

Health, Safety and welfare and to constitute a public nuisance. Such structures also are at increased risk of collapse or subsidence as a result of erosion and storm damage and therefore constitute a threat to both life and property.

(D) Minimum Standards for structural condition

Walls, partitions or supporting members, sills, joists, rafters or other structural members shall not list, lean or buckle and shall not be damaged.

Floors and roofs shall have adequate supporting members and strength to be reasonably safe.

Foundations, foundation walls, piers, pilings or other foundation supports shall not be deteriorated or damaged.

Steps, stairs, landings, porches, decks, gazebos, walkways or other five parts or appurtenances shall be maintained in such condition that they not fail or collapse.

There shall be no chimneys or parts thereof which are defective, deteriorated, or in danger of falling.

Septic Tanks and drain fields, wells and other utilities shall be in a safe and functional condition.

(E) Inspection of building. Whenever the building inspector is informed that any building or other structure is storm or erosion damaged to the extent that it no longer meets the minimum standards for structural condition as set out in section D and is in violation of the

N.C. State Building Code and is encroaching on the public beach or the waters of the state or is in eminent danger of encroaching on the public beach or the waters of the state, the building inspector shall forthwith make a survey of the building and report in writing on its condition.

(F) Owner to correct hazard.

(1) If after inspection the building inspector finds that such structure is in a damaged condition to the extent that it no longer meets the minimum standards for structural condition as set out in section D and is encroaching on or imminently threatens to encroach on the public beach or the waters of the state, the building inspector shall without delay, notify the owner of such structure in writing to have the same demolished, removed, repaired or otherwise properly secured within 30 days: provided where the public safety requires immediate action, the owner may be ordered to secure the structure in a shorter period time. The notice shall state the building inspector's findings as to the condition of the structure.

(2) Where demolition, repair, or removal is not practicable within the specified time, the building inspector may extend that time by an additional ten days on condition that the owner take such measures as the building inspector shall specify to secure the structure so as to prevent accident or injury until such time as the owner can fully comply with the order.

(3) Pursuant to § 151.17 that a hearing will be held before the building Inspector at a designated place and time not later than ten days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter. If any such owner fails to comply with the notice, the building inspector shall have the structure demolished, removed, repaired or otherwise secured and the expense thereof shall be charged to the owner. Any person who has been ordered to secure or remove such a structure may within the time

allowed request the city (county) to remove the structure, the cost of which shall be paid by the person making such request.

- (G) Removal of debris. Whenever the building inspector finds that debris from a storm or erosion damaged structure has encroached on the public beach or the waters of the state, he shall, without delay, notify the owner of such structure, in writing to have such debris removed within 30 days: provide, where public safety requires immediate action, the owner may be ordered to remove the debris in a shorter period of time.

If any such owner fails to comply with the notice, the building inspector shall have such debris removed and the expense thereof shall be charged to the owner. Any person who has been ordered to remove such debris may, within the time allowed, request the town to remove the debris, the cost of which shall be paid by the person making such request.

- (H) Removal of undamaged structures in the public trust area. Whenever the building inspector finds that any structure is, as a result of erosion, encroaching on the public beach or the waters of the state, he shall notify the owner of such structure, in writing, to submit a plan for removal of the structure within 30 days. The building inspector shall further notify the owner of such structure to move the structure within 90 days. Pursuant to § 151.27(2) that a hearing will be held before the building inspector at a designated place and time, not later than ten days after the date of the notice at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter.

If any owner fails to comply with the notice to move the structure within 90 days, the building inspector shall have the structure moved and the expense thereof shall be charged to the owner except that the building inspector may, for good cause and in response to a timely request by the owner, extend the time for removal of such structure by an additional 30 days. Any person who has been ordered to remove such structure may in writing and within the time allowed, request the town to demolish or remove the structure, the cost of which shall be paid by the person making the request.

- (I) Cost.

(1) The actual costs incurred by the town in removing a structure, debris from a structure or in otherwise remedying the public nuisance shall be charged to the owner of the lot or parcel of land on which the structure was located: and it shall be the duty of the building inspector to mail a statement of such charges to the owner or other person in possession of such premises with instructions that such charges are due and payable within 30 days from the mailing thereof. If costs charged in accordance with this section are not paid as herein stated, the costs shall be a lien upon the land or premises where the nuisance arose and shall be collected as unpaid taxes, pursuant to G.S. 160A-193 (153A-140)

(2) If a structure is demolished by action of the town, the building inspector shall sell the materials of the structure and shall credit the proceeds of the sale against the cost of demolition and removal and any balance remaining shall be disbursed to the owner.

- (J) Coordination. The provisions and remedies in this ordinance are supplemental to all zoning, subdivision, building, occupancy and other development ordinances of the town. To the extent feasible, implementation of this ordinance shall be fully coordinated with such other ordinances and with state laws and regulations including those enacted to protect public trust rights in the beaches and waters of the state.

§§ 51.12—51.14 RESERVED.

INSPECTION DIVISION

§ 51.15 ORGANIZATION OF DIVISION.

The Inspection Division of the town shall consist of a Building Inspector, and may also include a Plumbing Inspector, a Mechanical Inspector, an Electrical Inspector and any other inspectors or deputy or assistant inspectors as may be authorized by the Town Council. The Inspection Division shall be a component of the Department of Planning and Inspections and fall under the jurisdiction thereof for the purpose of organization, administration, supervision and coordination in compliance with Chapter 30 of the code of ordinances.

§ 51.16 GENERAL DUTIES OF DIVISION AND INSPECTORS; JURISDICTION THEREOF.

(A) General duties. It shall be the duty of the Inspection Division to enforce all of the provisions of this chapter and of the regulatory codes adopted herein, and to make all inspections necessary to ensure compliance with the provisions of this chapter and the North Carolina Building Codes including, but not limited to:

- (1) Receive applications and supporting data for permits;
- (2) Issue or deny permits;
- (3) Make all necessary inspections to ensure code compliance;
- (4) Identify provisions found to be inconsistent with the inspection;
- (5) Issue or deny certificates of compliance and certificates of occupancy;
- (6) Issue stop work orders or orders to correct violations;

(7) Maintain adequate records of permits issue or denied, inspections made, corrections ordered and certifications issued; and

(8) Take other actions that may be required to adequately enforce the code pursuant to statute (including, but not limited to, G.S. § 160A-412).

(B) Qualifications; code enforcement official's qualifications. No state or local government employee shall enforce any provision of the North Carolina State Building Codes who does not possess an appropriate valid certificate issued by the North Carolina Code Official's Qualification Board as specified in G.S. §§ 143-151.13, 153A-351.1 and 160A-411.1.

(C) Jurisdiction. The Inspection Division and the inspectors thereof shall have, pursuant to G.S. §§ 160A-411 and 160A-413, jurisdiction over all areas within the town limits, all extraterritorial areas that the town has jurisdiction pursuant to state laws, and over any areas in which the municipality have contracted with another unit of government to perform code enforcement.

§ 51.17 CONFLICTS OF INTEREST.

No officer or employee of the Inspection Division shall be financially interested in the furnishing of labor, material or appliances for the construction, alteration or maintenance of a building or any part thereof, or in the making of plans or specifications therefor, unless he or she is the owner of the building. No officer or employee of the Inspection Division shall engage in any work which is inconsistent with his or her duties or with the interests of the town as subject by G.S. § 160A-415.

§ 51.18 REPORTS AND RECORDS.

The Inspection Division shall keep complete, permanent and accurate records in convenient form of all applications received, permits issued, inspections and re-inspections made, and all other work and activities of the Inspection Division. Periodic reports shall be submitted to the Town Council and to other agencies, as required.

§ 51.19 INSPECTION PROCEDURE.

(A) Inspections.

(1) Generally. The Inspection Division shall inspect all buildings and structures and work therein for which a permit of any kind has been issued as often as necessary in order to determine compliance with the appropriate codes. All holders of permits, or their agents, shall notify the Inspection Division and the appropriate inspector when work is ready for inspection and to provide access to and means for inspection of work for any inspections that are required by this code. Refer to the North Carolina Administrative Code for a list of all required inspections as amended by the North Carolina General Assembly and the North Carolina Building Code Council. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspector.

(2) Foundation inspection. To be made after trenches are excavated and the necessary reinforcement and forms are in place, and before concrete is placed. Drilled footings, piles and similar types of foundations shall be inspected as installed.

(B) Calls for inspection. Request for inspections may be made to the office of the Inspection Division or to the appropriate inspector. The Inspection Division shall make inspections as soon as practicable after a request is made therefor; provided the work is ready for inspection at the time the request is made.

(C) Re-inspections. Re-inspections may be made at the convenience of the inspector. No work shall be inspected until it is in proper and completed condition ready for inspection. All work which has been concealed before the inspection and approval shall be uncovered at the request of the inspector and placed in condition for proper inspection. Approval or rejection of the work shall be furnished by the appropriate inspector in the form of a notice posted on the building or given to the permit holder or his or her agent. Failure to call for inspections or proceeding without approval at each stage of construction shall be deemed a violation of this chapter.

(D) Certificate of occupancy. No new building or part thereof shall be occupied, and no addition or enlargement of any existing building shall be occupied, and no existing building after being altered or moved shall be occupied, and no change of occupancy shall be made in any existing building or part thereof, until the Inspection Division has issued a certificate of occupancy therefor. A temporary certificate of occupancy may be issued for a portion or portions of a building which may safely be occupied prior to final completion and occupancy of the entire building. The Inspection Division shall issue a certificate of occupancy when, after examination and inspection, it is found that the building in all

respects conforms to the provisions of this chapter, the regulatory codes and the zoning code for the occupancy intended.

§ 51.20 OVERSIGHT NOT TO LEGALIZE VIOLATION.

No oversight or dereliction of duty on the part of any inspector or other official or employee of the Inspection Division shall be deemed to legalize the violation of any provision of this chapter or any provision of any regulatory code herein adopted.

§ 51.21 POWERS OF INSPECTORS.

(A) Authority. Inspectors are hereby authorized, empowered and directed to enforce all the provisions of this chapter, and the regulatory codes herein adopted.

(B) Right of entry. With an appropriate warrant or permission from the owner or occupant, inspectors shall have the right to enter on any premises within the jurisdiction of the regulatory codes herein adopted at reasonable hours for the purpose of inspection or enforcement of the requirements of this chapter and the applicable regulatory codes, including but not limited to G.S. §§ 160A-420 and 160A-421.

(C) Stop orders. Whenever any building or structure or part thereof is being demolished, constructed, reconstructed, altered or repaired in a hazardous manner, or in violation of any provision of this chapter or any other town ordinance, or in violation of any provision of any regulatory code herein adopted, or in violation of the terms of the permit or permits issued therefor, or in such a manner as to endanger life or property, the appropriate inspector may order the work to be immediately stopped. The order shall be in writing to the owner of the property or to his or her agent, or to the person doing the work, and shall state the reasons therefor and the conditions under which the work may be resumed. Such orders shall be subject to the provisions of G.S. §§ 160A-420 and 160A-421.

§ 51.22 CONFLICTS OF INTEREST

No member of the Inspection Division shall be financially interested in the furnishing of labor, material, or appliances for the construction, alteration or maintenance of any building within the town's jurisdiction or any part or system thereof, or in the making of plans or specifications therefor unless he is the owner of such building. No member of the Inspection Division shall engage in any work which is inconsistent with his duties or with the interest of the town.

§§ 51.22 - 51.29 RESERVED.

ENFORCEMENT

§ 51.30 PERMITS REQUIRED; BUILDING PERMIT.

No person shall commence or proceed with: the construction, reconstruction, alteration, repair, movement to another site, removal or demolition of any building or other structure, or any part thereof; the installation, extension or general repair of any plumbing system; the installation, extension, alteration or general repair of any heating or cooling equipment system; or the installation, extension, alteration or general repair of any electrical wiring, devices, appliances or equipment without first securing from the Inspection Division each permit required by the North Carolina State Building Codes and other state or local law or local ordinance or regulation applicable to the work, such that the standards of state law are adhered to.

§ 51.31 APPLICATION FOR PERMIT.

(A) Written application shall be made for all permits required by this chapter, and shall be made on forms provided by the Inspection Division.

(B) The application shall be made by the owner of the building or structure affected or by his or her authorized agent or representative, and, in addition to other information as may be required by the appropriate inspector to enable him or her to determine whether the permit applied for should be issued, shall show the following:

(1) Name, residence and business address of owner;

(2) Name, residence and business of authorized representative or agent, if any; and

(3) Name and address of the contractor, if any, together with evidence that he or she has obtained a certificate from the appropriate state licensing board for such contractors, if a certificate is required for the work involved in the permit for which application is made.

§ 51.32 PLANS AND SPECIFICATIONS.

Where plans and specifications are required, an approved copy of the same shall be kept at the work site until all construction has been completed and approved by the appropriate inspector.

§ 51.33 LIMITATIONS ON ISSUANCE OF PERMITS.

(A) No building permit shall be issued for any building or structure, the estimated total cost of which is more than \$30,000, unless the work is to be performed by a licensed general contractor.

(B) No building permit shall be issued for any building or structure, other than a one- or two-family dwelling, the estimated total cost of which is more than \$90,000, unless the plans bear the state seal of a registered design professional.

(C) Where any provisions of the General Statutes of North Carolina or of any ordinance requires that work be done by a licensed specialty contractor of any kind, no permit for the work shall be issued unless it is to be performed by the licensed specialty contractor.

(D) Where detailed plans and specifications are required by this chapter, no building permit shall be issued unless the plans and specifications have been provided.

§ 51.34 ISSUANCE OF PERMIT.

When proper application for a permit has been made, and the appropriate inspector is satisfied that the application and the proposed work comply with the provisions of this chapter and the appropriate regulatory codes, he or she shall issue the permit, upon payment of the proper fee or fees as hereafter provided.

§ 51.35 REVOCATION OF PERMITS.

The appropriate inspector may revoke and require the return of any permit by notifying the permit holder in writing, stating the reason for the revocation. Permits shall be revoked for any material departure from the approved application, plans or specifications; for refusal or failure to comply with proper orders of the inspector; for refusal or failure to comply with requirements of this chapter and the appropriate regulatory codes; or for false statements or misrepresentations made in securing the permit.

§ 51.36 TIME LIMITATIONS ON VALIDITY OF PERMITS.

All permits issued under this chapter shall expire six months after the date of issuance if the work authorized by the permit has not been commenced. If after commencement, the work is discontinued for a period of 12 months, the permit therefor shall immediately expire. No work authorized by any permit which has expired shall thereafter be performed until a new permit has been secured, pursuant to G.S. § 160A-418.

§ 51.37 CHANGES IN WORK.

After a permit has been issued, changes or deviations from the terms of the application and permit, or changes or deviations from the plans or specifications involving any work under the jurisdiction of this chapter or of any regulatory code adopted herein, shall not be made until specific written approval of the changes or deviations has been obtained from the appropriate inspector.

§ 51.38 PERMIT FEES, INSPECTION FEES.

Fees for permits shall be based on the total estimated cost of the proposed work, including all subcontracts if any. Permit fees shall be as established by the Town Council and filed in the office of the Building Inspector.

§ 51.39 TOWN HELD HARMLESS.

The applicant seeking a permit required by this and other chapters under the jurisdiction of the Inspections Section shall hold the town harmless from claims of bodily injury and/or property damage of all persons arising out of the use or occupancy of the premises as specified on the permit by the applicant, his or her agents, employees or invitees.

§§ 51.40—51.49 RESERVED.

UNSAFE BUILDINGS

§ 51.50 INSPECTION; NOTICE TO CORRECT.

When the Inspector finds any defects in a building, or finds that the building has not been constructed in accordance with the applicable state and local laws, or that a building because of its condition is dangerous or contains fire hazardous conditions, it shall be his duty to notify the owner or occupant of the building of its defects, hazardous conditions, or failure to comply with law. The owner or occupant shall each immediately remedy the defects, hazardous conditions, or violations of law in the property he/she owns.

§ 51.51 CONDEMNATION OF DANGEROUS BUILDINGS.

(A) Every building which shall appear to the Inspector to be especially dangerous to life because of its liability to fire or because of bad conditions of walls, overloaded floors, defective construction, decay, unsafe wiring, or heating system, inadequate means of egress, or other causes shall be held to be unsafe and the inspector shall affix a notice of the dangerous character of the structure to a conspicuous place on the exterior wall of the building.

(B) In addition to the authority granted in subsection (A) of this section, an inspector may declare a nonresidential building or structure within a community development target area to be unsafe if it appears

to the inspector to be vacant or abandoned and appears to be in such dilapidated condition as to cause or contribute to blight, disease, vagrancy, fire or safety hazard, to be a danger to children, or to tend to attract persons intent on criminal activities or other activities that would constitute a public nuisance.

(C) If an inspector declares a nonresidential building or structure to be unsafe under subsection (B) of this section, the inspector must affix a notice of the unsafe character of the structure to a conspicuous place on the exterior wall of the building. For the purposes of this section, the term "community development target area" means an area that has characteristics of an urban progress zone under G.S. 143B-437.09, a "nonresidential redevelopment area" under G.S. 160A-503(10), or an area with similar characteristics designated by the city council as being in special need of revitalization for the benefit and welfare of its citizens.

(D) If any person shall remove any notice that has been affixed to any building or structure by the Inspector that states the dangerous character of the building or structure, he/she shall be guilty of a Class 1 misdemeanor.

§ 51.52 FAILURE TO TAKE CORRECTIVE ACTION.

(A) If the owner of a building or structure that has been condemned as unsafe pursuant to Section 51.51 shall fail to take prompt corrective action, the inspector shall give him written notice, by certified or registered mail to his last known address or by personal service:

(1) That the building or structure is in a condition that appears to meet one or more of the following conditions:

- i. Constitutes a fire or safety hazard;
- ii. Is dangerous to life, health, or other property.
- iii. Is likely to cause or contribute to blight, disease, vagrancy, or danger to children.
- iv. Has a tendency to attract persons intent on criminal activities or other activities which would constitute a public nuisance.

(2) That a hearing will be held before the inspector at a designated place and time, not later than 10 days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel and to present arguments and evidence pertaining to the matter; and

(3) That following the hearing, the inspector may issue such order to repair, close, vacate, or demolish the building or structure as appears appropriate.

(B) If the name or whereabouts of the owner cannot after due diligence be discovered, the notice shall be considered properly and adequately served if a copy thereof is posted on the outside of the building or structure in question at least 10 days prior to the hearing and a notice of the hearing is published in a newspaper having general circulation in the city at least once not later than one week prior to the hearing.

(C) If, upon a hearing held pursuant to the notice prescribed in (A)(2) above, the inspector shall find that the building or structure is in a condition that constitutes a fire or safety hazard or renders it dangerous to life, health, or other property, he shall make an order in writing, directed to the owner of such building or structure, requiring the owner to remedy the defective conditions by repairing, closing, vacating, or demolishing the building or structure or taking other necessary steps, within such period, not less than 60 days, as the inspector may prescribe; provided, that where the inspector finds that there is imminent danger to life or other property, he may order that corrective action be taken in such lesser period as may be feasible.

§ 51.53 APPEAL BY OWNER.

Any owner who has received an order under Section 51.52 may appeal from the order to the city council by giving notice of appeal in writing to the inspector and to the Town Clerk within 10 days following issuance of the order. In the absence of an appeal, the order of the inspector shall be final. The Town council shall hear and render a decision in an appeal within a reasonable time. The Town Council may affirm, modify and affirm, or revoke the order.

If the owner of a building or structure fails to comply with an order issued pursuant to Section 51.52(C) from which no appeal has been taken, or fails to comply with an order of the Town Council following an appeal, he shall be guilty of a Class 1 misdemeanor.

§ 51.34 ENFORCEMENT AGAINST OWNER.

When proper application for a permit has been made, and the appropriate inspector is satisfied that the application and the proposed work comply with the provisions of this chapter and the appropriate regulatory codes, he or she shall issue the permit, upon payment of the proper fee or fees as hereafter provided.

MINIMUM HOUSING STANDARDS

[Reserved]

REPAIR, CLOSING OR DEMOLITION OF ABANDONED STRUCTURES

[Reserved]

MOVERS OF BUILDINGS AND STRUCTURES

[Reserved]