

## Chapter 62

## Unsafe Buildings Ordinance

4 - 62 - 1. Purpose. This ordinance provides for the inspection, repair, or removal of unsafe buildings within Tippecanoe County, Indiana.

4 - 62 - 2. Authorization.

A. Under the provisions of Indianan Code 18-5-5.5-1(b), there is hereby established the Tippecanoe County Unsafe Building Law.

B. Indiana Code 18-5-5.5-1 through 18-5-5.5-22 is hereby adopted by reference as the Tippecanoe County Unsafe Building Law. All proceedings within Tippecanoe County for the inspection, repair and removal of unsafe buildings shall be governed by said law and the provisions of this ordinance. In the event the provisions of this ordinance conflict with the provisions of Indiana Code 18-5-5.5-1 through 18-5-5.5-22, then the provisions of the state statute shall control.

4 - 62 - 3. Definitions.

A. The definition of an unsafe building contained in Indiana Code 18-5-5.5-2(h) is hereby supplemented to provide minimum standards for building condition or maintenance in the County of Tippecanoe, State of Indiana, by adding the following to said definition:

**UNSAFE BUILDING.** Any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be an unsafe building, provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed for new buildings of similar structure, purpose or location.

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3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements for new buildings of similar structure, purpose or location.

4. Whenever any protion, member or appurtenance thereof is likely to fail, to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified for new

buildings of similar structure, purpose, or location without exceeding the working stresses permitted of such buildings.

6. 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 earthquakes than is required in the case of similar new construction.

7. Whenever the building or structure, or any portion thereof, because of (1) dilapidation, deterioration or decay; (2) faulty construction; (3) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay, or inadequacy of its foundation; or (5) any other cause, is likely to partially or completely collapse.

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

9. 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 of the base.

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10. Whenever the building or structure, exclusive of the foundation, show thirty-three percent or more damage or deterioration of its supporting member or members or fifty percent damage or deterioration of its non-supporting members, enclosing or outside wall or coverings.

11. Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood or has become so dilapidated or deteriorated as to become an attractive nuisance to children, or freely accessible to persons for the purpose of committing unlawful acts.

12. Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this County, or of any law or ordinance of this State or County relating to the condition, location, or structure of buildings.

13. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances has in any non-supporting part, member, or portion less than fifty percent, or in any supporting part, member, or portion less than fifty percent, or in any supporting part, member, or portion less than sixty-six percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

14. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air or sanitation facilities, or otherwise, is determined by the Tippecanoe County Building Official to be unsanitary, unfit for human habitation, or in such a condition that is

likely to cause sickness or disease.

15. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other cause, is determined by the Tippecanoe County Building Official to be a fire hazard.

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16. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

4 - 62 - 4. Provisions.

A. All work for the reconstruction, alteration, repair or demolition of buildings and other structures shall be performed in a good workmanlike manner according to the accepted standards and practices in the trade. The provisions of the rules and regulations pertaining to construction, plumbing, electrical, mechanical, and one and two family dwellings, promulgated by the Administrative Building Council of Indiana, shall be considered standard and acceptable practice for all matters covered by this ordinance or orders issued pursuant to this ordinance by the Building Official of the County of Tippecanoe, State of Indiana.

B. All buildings or portions thereof within Tippecanoe County which are determined after inspection by the building commissioner to be unsafe as defined in this ordinance are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in the Tippecanoe County Unsafe Building Law.

4 - 62 - 5. Administration and Enforcement.

A. The President of the Board of Commissioners is hereby designated the Director in accordance with the provisions of I.C. 18-5-5.5-2(j) and for the purpose of conducting hearings in accordance with I.C. 18-5-5.5-9.

B. The Tippecanoe County Building Official shall be authorized to administer and to proceed under the provisions of said law in ordering the repair or removal of any buildings found to be unsafe as specified therein or as specified hereafter.

C. Wherever in the Building Regulations of the County of Tippecanoe or the Tippecanoe County Unsafe building Law, it is provided that anything must be done to the approval of or subject to the direction of the Building Official, or any other officer of Tippecanoe County, this shall be construed to give such officer only the discretion of determining whether the rules and standards established by ordinance have been

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complied with; and no such provisions shall be construed as giving any official discretionary powers as to what such regulations or standards shall be, power to require conditions not prescribed by ordinance provisions in an arbitrary or discretionary manner.

4 - 62 - 6. Penalty.

A. No person, firm, or corporation, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this ordinance or any order issued by the Tippecanoe County Building Official. Any person violating the provisions of this ordinance or the provisions of I.C. 18-5-5.5-20 shall commit a Class C infraction for each day such violation continues.

4 - 62 - 7. Unsafe Building Fund.

A. An Unsafe Building Fund is hereby established in the operating budget of the Tippecanoe County Department of Building Permits and Inspection in accordance with the provisions of I.C. 18-5-5.5-17.

4 - 62 - 8. Repealer.

A. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

4 - 62 - 9. Severability Clause.

A. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any Section, provision, or part thereof not adjudged invalid or unconstitutional.

4 - 62 - 10. Effective Date.

A. Passed and adopted by Tippecanoe County Board of Commisisoners on March 31, 1980.