

RILEY TOWNSHIP ORDINANCE NO. 22

DANGEROUS BUILDINGS

An ordinance to secure the public peace, health, safety and welfare of the residents and property owners of the township of Riley, St. Clair County, Michigan and to complement or supplement all codes and ordinances, or significant parts hereof, substantially related to use, development, occupancy and construction for the preservation of the rural character of the Township; for stabilization and protection of property values; to minimize the negative, psychological effects of visual deterioration or blight which can lead to a loss of incentive on the part of adjacent property owners to repair and maintain permanent type structures; to minimize the negative aspects of absentee ownership; to minimize the public costs associated with deterioration and abandonment and subsequent vandalism; and for aesthetic considerations, by the regulation of dangerous buildings injurious to life or health; to provide for the means by way of hearings for the making safe or demolition of such dangerous buildings; to provide for the appointment of a hearing officer; to provide penalties for the violation of said ordinance; to provide for assessment of the cost of said making safe or demolition of dangerous buildings; and to repeal all ordinances and parts of ordinances in conflict therewith.

The Township of Riley, St, Clair County, Michigan Ordains:

Section 1

This Ordinance shall be known and cited as the Riley Township Dangerous Buildings Ordinance.

Section 2

As used in this Ordinance, the term "dangerous building" means any principal or accessory building or structure, residential or otherwise, inclusive of mobile homes or trailers as defined by the Building Codes of the Township which has any of the following defects or is in any of the following conditions:

A. Whenever any door, aisle, passageway, stairway or other means of ingress or egress does not conform to the Building Codes or fire codes effective within the Township, it shall be considered that such building does not meet the requirements of this Ordinance.

B. Whenever any portion has been damaged by fire, wind, flood, or unforeseeable acts of God or by any other cause in such a manner that the structural strength or stability is appreciably less than it was before such catastrophe and is less than the minimum requirements of the Housing law of the State of Michigan, being Act. No. 167 of the Public Acts of 1917, as

amended, or the Building Codes of the township for a new building or similar structure, purpose or location.

C. Whenever any portion or member or appurtenance is likely to fall or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

D. Whenever any portion has settled to such an extent that walls or other structural portions have materially less resistance to winds than is required in the case of new construction by the Housing Law of the State of Michigan, being Act No. 167 of the Public Acts of 1917, as amended, or the Building Codes of the Township.

E. Whenever the building or structure or any part, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building or portion thereof, or for other reason, is likely to fall or give way.

F. Whenever for any reason whatsoever the building or structure or any portion is manifestly unsafe for the purpose for which it is used.

G. When the building or structure has been so damaged by fire, wind or flood, unforeseeable acts of God or any other cause, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing a nuisance or unlawful or immoral acts.

H. Whenever a building or structure, because of dilapidation, decay, damage or faulty construction or arrangement or otherwise, is unsanitary or unfit for human habitation or is in a condition that is likely to cause sickness or disease when so determined by the health officer of the Township or County of St. Clair, or is likely to work injury to the health, safety, or general welfare of those living or working within.

I. Whenever any building or structure becomes, vacant, dilapidated and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

Section 3

It shall be unlawful for any owner or agent thereof to keep or maintain any building or structure or part thereof which is a dangerous building as defined in this Ordinance.

Section 4

A. When the whole or any part of any building or structure or mobile home is found to be in a dangerous condition, the Township building inspector, his aides or assigns shall issue a notice of the dangerous conditions.

B. Such notice shall be directed to the owner of or party in interest in the building in whose name the property appears on the last local tax assessment records of the Township.

C. The notice shall specify the time and place of the hearing on the condition of the building or structure at which time and place the person to whom the notice is directed shall have the opportunity to show cause why the building or structure should not be ordered to be demolished or otherwise made safe.

D. All such notices required by this ordinance shall be in writing and shall be served upon the person to whom they are directed personally, or in lieu of personal service, may be mailed by Certified Mail-Return Receipt Requested, addressed to such owner or party in interest at the address shown on the tax records at least thirty (30) days before the date of the hearing described in the notice. If any person to whom a notice is directed is not personally served, in addition to mailing the notice, a copy thereof shall be posted upon a conspicuous part of the building or structure at least thirty (30) days prior to the hearing date.

Section 5

A. A hearing officer shall be appointed by the Township Supervisor with concurrence of the Township Board. The hearing officer shall be a qualified elector and property owner of the Township. The hearing officer may be removed by the Township Supervisor, after a hearing, with approval of the Township Board.

B. The building inspector his aides or assigns shall file a copy of the notice of the dangerous condition of any building with the hearing officer.

C. At any hearing held, the hearing officer shall take testimony of the building inspector his aides or assigns, the owner of the property, and any other interested party. Upon taking of such testimony, the hearing officer shall render his decision either closing the proceedings or ordering the building to be demolished or otherwise made safe.

D. If it is determined by the hearing officer that the building or structure should be demolished or otherwise made safe, he shall so order, fixing a time in the order for the owner or party in interest to comply therewith.

E. If the owner or party in interest fails to appear or neglects or refuses to comply with the order, the hearing officer shall file a report of his findings and a copy of his order with the Township Board and request that the necessary action be taken to demolish or otherwise make safe the building or structure. A copy of such findings and order of the hearing office shall be served on the owner or party in interest in the manner prescribed in Section IV (D)>

Section 6

Upon receiving the findings and order of the hearing officer, the Township Board shall fix a date for hearing, reviewing the findings and order of the hearing officer and shall give notice to the owner or party in interest in the manner prescribed in Section IV (D) of the time and place of the hearing. At the hearing, the owner or party in interest shall be given the opportunity to show cause why the building should not be demolished or otherwise made safe and the Township Board shall either approve, disapprove or modify the order for demolition or making safe of the building or structure.

Section 7

In the event of the failure or refusal of the owner or party in interest to comply with the decision of the Township Board, the Township Board may, in its descretion, contract for the demolition or making safe of the dangerous building. The cost of the demolition or making the building safe shall be a lien against the real property and shall be reported to the assessing officer of the township who shall assess the cost against the property on which the building or structure is lcoated. The owner or party in interest in whose name the the property appears upon the last local tax assessment records of the Township shall be notified of the amount of such cost by first class mail at the address shown on the records. If he fails to pay the same within thirty days after mailing by the assessor of the notice of the amount thereof, the assessor shall add the same to the next tax roll of the Township and the same shall be collected in the same manner in all respects as provided by law for the collection of taxes by the Township.

Section 8

An owner or party in interest aggrieved by any final decision of the Township Board may appeal the decision or order to the Circuit Court for the County of St. Clair by filing a petition for an order of superintending control within twenty days after the date of such decision.

Section 9

All Ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 10

In interpreting and applying the provisions of this Ordinance, they shall be held to the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, prosperity and general welfare.

Section 11

Should any section clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole or part thereof other than the part so declared to be invalid.

Section 12

This Ordinance shall take effect upon adoption and publication in accordance with law.

Adopted: January 5, 1976

Published: January 5, 1976

Effective: January 5, 1976

Louise Waryas,
Supervisor

George Gravilla,
Township Clerk