

CHAPTER 22 - DANGEROUS BUILDINGS AND STRUCTURES

11-22-1: PURPOSE:

The intent of this chapter is to limit hazards to public safety personnel (firefighters, emergency medical technicians, and law enforcement officers) and to utility workers who are extinguishing fires, performing rescues, enforcing the law, or repairing public utilities. It also addresses hazards to members of the public, particularly children, who may be attracted to dangerous premises. There is no intent here to declare a building dangerous on aesthetic grounds. This authority is separate from the City's power to abate nuisances.

11-22-2: APPLICABILITY:

Maintaining a dangerous BUILDING or STRUCTURE anywhere in Three Forks is a violation of these regulations, subject to enforcement as provided by Chapter 11-9.

11-22-3: DANGEROUS DEFINED:

A dangerous building or structure has one or more of the following conditions:

- A. The presence of charred or burnt structural members remaining from an explosion or fire;
- B. The presence of exposed structural members that were intended to be covered by roofing or siding that was never installed or has deteriorated;
- C. The presence of crumbling or partially detached roofing, siding, or other materials that could fall or be carried by the wind onto adjoining properties or public ways;
- D. The absence of window glass and/or the presence of broken windows and glass litter on the floors or surrounding yards;
- E. The presence of a roof, stairs, or floor that will not reliably support the weight of a person, or of open pits, shafts, or wells;
- F. The presence of leaking or severely corroded mechanical systems or plumbing, or exposed live wiring;
- G. The presence or suspected presence of abandoned hazardous materials or waste;
- H. The ponding of water, including wastewater, that could conceal hazards; or
- I. That the building or structure is open to unauthorized entry via a door, window, or other opening.

11-22-4: DANGEROUS BUILDING PROCESS:

- A. Staff will consult with the Mayor, the director of public works, and the fire department before determining whether a building or structure is dangerous.
- B. Upon determining that a building or structure is dangerous and completing the Dangerous Building Checklist, Staff will begin enforcement as provided by Chapter 11-9.

- C. The City may specify that violations be corrected, as required by Chapter 11-9, by security fencing, covering openings, removing materials, draining standing water, and similar measures.

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