

## **15.28 - Uniform Code for the Abatement of Dangerous Buildings**

### **Chapter 15.28 - UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (UCADB)**

#### **Sections:**

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- 15.28.030 Purpose.
- 15.28.040 Scope.
- 15.28.050 Applicability of regulations.
- 15.28.060 Interpretation of provisions.
- 15.28.070 UCADB Sec. 302 #18 amended-- Remains.
- 15.28.080 UCADB Sec. 701.2 amended--Failure to obey order.
- 15.28.090 UCADB Sec. 905.1 amended--General.
- 15.28.100 UCADB Sec. 908.2 amended--Interest.
- 15.28.110 Violation--Penalty.

**15.28.010 Document adopted by reference.** Pursuant to Colorado Revised Statutes 1973, 31-16-201 et seq., as amended, there is hereby adopted as the abatement of dangerous buildings code of the City, by reference thereto, the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601-2298. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 562-83, 1993: prior code '13.32.010)

**15.28.020 Title for citation.** The ordinance codified in this chapter may be known and cited as "the Uniform Code for the Abatement of Dangerous Buildings of the City of Evans, Colorado." (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 562-83, 1993)

**15.28.030 Purpose.** The purpose of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is to protect the health and welfare of the residents of the city. The subject matter of this code includes rules and regulations, provides for inspections, and establishes standards for the abatement of unsafe buildings by repair, rehabilitation, demolition, or removal. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 562-83, 1993)

**15.28.040 Scope.** The subject matter of the Code includes comprehensive provisions, standards and regulations for materials, installation methods, inspection, and other matters relating to the abatement of dangerous buildings, in connection with the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 562-83, 1993)

**15.28.050 Applicability of regulations.** This chapter shall apply to all dangerous buildings, as defined in the document adopted in this chapter, which are now in existence or which may hereafter become dangerous within the city. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 562-83, 1993)

**15.28.060 Interpretation of provisions.** This chapter shall be so interpreted and construed as to effectuate its general purpose to make uniform regulations regarding the abatement of dangerous buildings. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 562-83, 1993)

#### **15.28.070 UCADB Sec. 302 #18 is amended to read:**

Sec. 302 #18.

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 three (3) months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public. (Ord. 1134-98, 1998: Ord. 868-93, 1993)

#### **15.28.080 UCADB Sec. 701.2 is amended to read:**

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### Sec. 701.2 Failure to Obey Order.

If, after any order of the building official or board of appeals made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may (i) cause such person to be prosecuted under Section 701.1 and/or (ii) institute any appropriate action to abate such building as a public nuisance. (Ord. 1134-98, 1998: Ord. 868-93, 1993)

### **15.28.090 UCADB Sec. 905.1 is amended to read:**

#### Sec. 905.1. General.

The legislative body of this jurisdiction may thereupon order that said charge shall be made a person-al obligation of the property owner and/or assess said charge against the property involved. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 851-92, 1992)

### **15.28.100 UCADB Sec. 908.2.**

#### Sec. 908.2. Interest.

All such assessments remaining unpaid after thirty (30) days from the date of recording on the assessment roll shall become delinquent and shall bear interest, and the rate thereof shall be specified by a resolution adopted by City Council prior to placement of the lien of assessment on the assessment roll. (Ord. 1134-98, 1998: Ord. 868-93, 1993)

### **15.28.110 Violation--Penalty.**

A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this Code.

B. Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code are committed, continued or permitted, and upon conviction of any such violation, such person shall be punished by a fine not exceeding one thousand dollars (\$1,000.00) or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. (Ord. 1134-98, 1998: Ord. 868-93, 1993: Ord. 842-92, 1992: Ord. 562-83, 1983)

## Code Documents



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