



## **Minimum Housing Code**

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**Title 9**  
**Minimum Housing Code**

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**9.1.1 Intent and Purpose**

- (A) This Article is adopted for the purpose of preserving and promoting the public health, safety, comfort, convenience, prosperity, and general welfare for the people of the Village of Marathon City.
- (B) It is recognized that there may now or in the future, be residential buildings, structures, yards or vacant areas, and combinations thereof, which are so dilapidated, unsafe, dangerous, unhygienic, overcrowded, inadequately maintained or lacking in basic equipment or facilities, light, ventilation, and heating so as to constitute a menace to the health, safety, and general welfare of the people. The establishment and enforcement of minimum housing and property maintenance standards is necessary to preserve and promote the private and public interest.
- (C) Every residential or mixed occupancy building and the land on which it is situated, used or intend to be used for a dwelling shall comply with the provisions of this code, whether or not such building shall have been constructed, altered or repaired before or after the enactment of this code.

## 9.1.2 Definitions

- (A) The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words used in the singular shall include the plural and the plural the singular. The word "shall" is mandatory and not discretionary. The word "may" is permissive:
- (1) Adequate means adequate as determined by the building inspector under the regulations of this Article or adequate as determined by an authority designated by law or this Code. The term "adequately" means the same as adequate.
  - (2) Apartment means one or more rooms with provisions for living, cooking, sanitary, and sleeping facilities arranged for use by one family.
  - (3) Approved means approved by the building inspector under the regulations of this Article or approved by an authority designated by law, this article or this Code.
  - (4) Attractive appearance means an appearance which is in accordance with generally accepted professional practices for new construction within the Village and which is not likely to adversely affect the values of abutting or neighborhood properties, or of the principal property.
  - (5) Basement means a portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-ceiling height below the average grade of the adjoining ground.
  - (6) Boardinghouse. See Lodginghouse and lodging room.
  - (7) Building means a combination of material to form a construction that is safe and stable and adapted to permanent or continuous occupancy for assembly, business, educational, high hazard, industrial, institutional, mercantile, residential, or a storage purpose. The term "building" shall be construed as if followed by the words "or portion thereof." For the purpose of this Article, each portion of a building completely separated from other portions by an unpierced firewall shall be considered as a separate building.
  - (8) Capacity in persons means the maximum number of persons that can occupy a building, as determined by the required floor space per person as established in this article.
  - (9) Compliance inspection means an inspection performed in conjunction with a lawful order of the village board or building inspector for the purpose of certifying the fulfillment of an official requirement listed in the order.

- (10) Dwelling means a building, or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple-family dwellings, but not including hotels, boarding houses, and lodging houses.
- (11) Dwelling unit consists of one or more rooms which are arranged, designed, or used as living quarters for one family only. Individual bathrooms and complete kitchen facilities, permanently installed, shall always be included for each "dwelling unit". For the purposes of this code, units within a senior living facility, which may be served with common kitchen and dining facilities in place of in-unit kitchens, shall also be considered dwelling units.
- (12) Extermination means the control or elimination of infestation by eliminating harboring places and removing or making inaccessible materials that may serve as food, and by poisoning, spraying, trapping, fumigation by a licensed fumigator or any other effective elimination procedure.
- (13) Family means an individual, or two or more persons related by blood, marriage, or legal adoption, living together as a single housekeeping unit in a dwelling unit, including foster children, and not more than two roomers. For the purpose of this definition, the term "children" means natural children, or a ward as determined in a legal guardianship proceeding. Up to two personal attendants who provide services for family members or persons who, because of advanced age or physical or mental disability, need assistance with activities of daily living, shall be considered part of the family. Such services may include personal care, housekeeping, meal preparation, laundry or companionship.
- (14) Friable material means any material applied on ceilings, walls, structural members, piping, duct work, or any other part of a building which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. The term "friable material" means and includes non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.
- (15) Good working condition means capable of performing the task for which it was designed and in the manner intended by this Article.
- (16) Habitable space means one or more rooms in a dwelling used primarily for sleeping, living, or dining purposes.
- (17) Impervious to water means constructed of concrete, cement block, terrazzo, brick, tile, or other material approved by the building inspector to which water will not penetrate or absorb, and having tightfitting joints.
- (18) Infestation means the sustained presence of household pests, vermin, or rodents.
- (19) Living room means a room used primarily for living, dining, or cooking purposes.
- (20) Lodging room means a portion of a dwelling used primarily for sleeping and living purposes, excluding cooking facilities.

- (21) Lodginghouse means a dwelling containing lodging rooms that will accommodate five or more persons not members of a family.
- (22) Mixed use means occupancy of a building in part for residential use and in part for some other use not accessory thereto.
- (23) Occupant means one who occupies or has actual possession of usable space.
- (24) Operator means any person who has charge or control of a building or part thereof in which dwelling units or lodging rooms are located or let.
- (25) Owner means every person, firm, partnership, or any individual member thereof, corporation, business organization of any kind, the state, the county, the Village, any sewer district, drainage district, and any other public or quasi-public corporation having vested interest in the property under consideration and shall include the representative, officer, agent, or other person having the ownership, control, custody, or management of any building. The term "owner" does not include any person whose legal or equitable interest in the building is a security interest derived solely from the extension of credit to permit construction or remodeling of the dwelling or purchase of the dwelling by a third party.
- (26) Person means and includes any individual, firm, corporation, association, or partnership.
- (27) Properly means as deemed proper by the building inspector under the regulations of this Article or deemed proper by an authority designated by law or this chapter.
- (28) Provided means furnished, supplied, paid for or under control of the owner.
- (29) Residential building means a building which is arranged, designed, used, or intended to be used for residential occupancy by one or more families or lodgers, and which includes, but is not limited to, the following types:
- (a) Single-family dwellings.
  - (b) Two-family dwellings.
  - (c) Multiple-family dwellings (including apartment hotels).
  - (d) Lodginghouses.
  - (e) Fraternity and sorority houses.

For the purpose of this Article, any building containing any of the uses in this definition together with other uses shall be considered a residential building.

- (30) Room means a partitioned part of the inside of a building. For the purpose of this definition, the term "partition" means something that divides interior space, especially an interior dividing wall. The term "wall" means one of the sides of a room or building connecting floor and ceiling and may also include anything which encloses or separates space. A partition or wall which intrudes into the space by more than one-third of the least dimension of an existing room may be regarded as creating an additional separate room. The partitioned space shall be considered as a room if privacy is implied; light and ventilation are affected; or a bedroom through a bedroom, bathroom through a bedroom or bedroom through a bathroom situation is created.
- (31) Roominghouse. See Lodginghouse and lodging room.
- (32) Sleeping room means a room used for sleeping purposes.
- (33) Structure means anything constructed or erected, the use of which requires a more or less permanent location on the ground, or attached to something having a permanent location on the ground.
- (34) Supplied means paid for, furnished, or provided by or under control of the owner or operator.

### 9.1.3 Standard for Basic Equipment, Lighting, Ventilation, Heating and Electrical Service

- (A) **Purpose.** The purpose of this section is to establish minimum standards for basic equipment, lighting, ventilation, and electrical services. A suitable environment for safe and healthy living is encouraged by adequate water and sanitary facilities, proper storage, and disposal of garbage, recyclables and other refuse, safe means of egress, provision of light, air, heat, and electrical service.
- (B) **Occupancy requirements.** No person shall occupy as owner or let to another for occupancy any space in a residential building for the purpose of living, sleeping, cooking, or eating therein which does not comply with the following requirements:
  - (1) Basic plumbing. Every dwelling unit shall contain a kitchen sink, a flush water closet, a lavatory basin, and a bathtub or shower, all in good working condition and properly connected to hot and cold water lines and to an approved water and sewer system. The flush water closet, lavatory basin, and bathtub or shower shall be contained within a separate room. Water pressure shall be available at all fixtures as specified in the state administrative code.

- (2) Water heating facilities. Every residential building shall have supplied water heating facilities which are: properly installed; maintained in a safe and good working condition; properly connected with the hot water lines required hereunder; and capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at any required kitchen sink, lavatory basin, bathtub, or shower at a temperature of not less than 110 degrees Fahrenheit.
- (3) Refuse storage. Each resident in every residential building shall be responsible for supplying such building with garbage, refuse and recyclable materials, storage facilities, the type and location of which is in compliance with Village regulations.
- (4) Dwelling Code adopted. The Village adopts by reference and incorporates herein as if fully set out herein the Wisconsin Uniform Dwelling Code (UDC).
- (5) Plumbing. Each lodginghouse shall provide at least one flush water closet, lavatory basin, and bathtub or shower, properly connected to an approved water and sewer system and in good working condition for each seven persons or fraction thereof residing therein, including members of the operator's family wherever they share the use of said facilities, except that the required number of bathtubs or showers may be reduced by the board of appeals for lodginghouses utilizing gang bathrooms containing multiple bathtubs or showers. All such facilities shall be located on the floor occupied by persons sharing such facilities or the floor directly above or below and shall be accessible from a common hall or passageway. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times.
- (6) Windows and ventilation.
  - (a) All doors and windows required for ventilation shall be protected with insect screen equivalent to not less than 16-gauge wire mesh installed to prevent the entrance of flies, mosquitoes and other insects, to be annually installed during May before June 1 and maintained until storm windows are installed in autumn.
  - (b) All exterior door and windows shall have storm windows or storm doors installed or maintained to prevent excessive drafts and heat loss no earlier than October 15, but no later than November 15 annually.
  - (c) Existing habitable rooms without openable windows shall be provided with a mechanical ventilation system producing one air change per hour. All required exhaust vents shall terminate outside the structure.

- (7) Electrical. Every dwelling unit and all public and common areas in multiple dwellings shall be supplied with electrical service, outlets, and fixtures which shall be properly installed, shall be maintained in good and safe working conditions, and shall be connected to a source of electric power in a manner prescribed by the state electrical code, Wis. Admin. Code SPS 316 and the National Electrical Code (NEC), which are adopted by reference and incorporated herein as if fully set out.
- (8) Heating.
- (a) All habitable rooms shall be provided with a permanently connected heating system complying with the SPS 323.02.
  - (b) The heating system shall be maintained in a safe and efficient condition by a qualified person and a record kept at the premises showing the date of service and by whom. A minimum temperature of 67 degrees Fahrenheit shall be maintained in all habitable rooms when the outdoor temperature is above zero degrees Fahrenheit, absent the wind chill factor, and a minimum temperature of 60 degrees Fahrenheit shall be maintained in all habitable rooms when the outdoor temperature is zero degrees Fahrenheit or lower, absent the wind chill factor. The outdoor temperature for the Village shall be the temperature as reported by the National Oceanic and Atmospheric Administration and the reports thereof shall be admissible in evidence and conclusive as to temperature.
  - (c) The occupant of a room or an apartment may maintain a lesser temperature than is specified in subsection (B)(8)b of this section, as long as it does not affect the temperature in other habitable areas of the building.
- (9) Lighting.
- (a) Illumination shall be provided at all intersections of passageways, at all exits, and at the head, foot, and landings of every stairway in all buildings accommodating transients, three or more apartments, and lodginghouses. The illumination shall be provided during a period one hour before sunset to one hour after sunrise.
  - (b) Every residential building that will accommodate transients, three or more families, or 20 persons shall have lights at the emergency exit doors or other places as may be necessary to direct the occupant to the exit doorways. The lights shall be red and accompanied by a sign bearing the word "EXIT" in plain letters five inches high, or a red illuminated translucent exit sign may be used.
- (10) Cooking areas restricted. The owner or operator of every residential building shall not provide, use, or permit to be used and the occupant shall not provide, use, or permit to be used, in any room other than a kitchen, any equipment designed or intended to be used for cooking or preparation of meals.



- (11) Emergency work information. Every owner of a multifamily dwelling shall make available to the occupants the names of two or more persons that may be called to arrange for emergency work. The names with the telephone numbers shall be posted in a conspicuous place readily accessible to the occupants. The names with the telephone numbers shall be revised periodically to maintain accurate information at all times.

#### 9.1.4 Safe and Sanitary Maintenance of Property

- (A) **Purpose.** The purpose of this section is to recognize the private and public benefits resulting from the safe, sanitary, and attractive maintenance of residential buildings, yards, or vacant areas. Attractive and well-maintained property will enhance the neighborhood and Village and provide a suitable environment for increasing physical and monetary values.
- (B) **Maintenance requirements.** Every owner or operator shall improve and maintain all property under his control to comply with the following minimum requirements:
- (1) Drainage. All courts, yards, or other areas on the premises shall be properly graded to divert water away from the building. Adjacent ground surface shall be sloped away from the structure with a grading of at least one-half inch per foot for a minimum of five feet where possible or by other means such as eaves troughs and downspout extensions.
- (2) General requirements.
- (a) Every interior floor, wall, and ceiling, including door and window assemblies, shall be kept clean and in good repair, and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All surfaces shall be free from serious cracking, irregularities, and peeling paint. A waterproof and hard surface shall be provided in spaces subject to moisture. All surface repairs shall be completed to closely match the existing surface color and texture. Floor surfacing shall provide ease of maintenance and durability appropriate for the use of the room.
- (b) Every foundation, exterior wall, floor and roof shall be reasonably weathertight, watertight, and rodentproof and shall be kept in proper repair and shall be capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breaching shall be so constructed and maintained as to ensure that it safely and properly removes the products of combustion from the building.
- (c) Every gap allowing the accumulation of dirt or other objectionable matter in bathing, toilet, or food preparation areas shall be tightly sealed with an impervious and cleanable material.

- (3) Windows and doors.
- (a) Every window, exterior door, interior door, and basement hatchway shall be reasonably weathertight, watertight, rodentproof and kept in proper repair. All door and window hardware shall be installed and maintained in proper working condition.
  - (b) Each main entrance door into a non-owner occupied dwelling unit shall contain an approved door viewer, except where a window in the door, or a window immediately adjacent to the doorway, provides a clear view of the entrance.
  - (c) All doors into each dwelling unit shall be equipped with door hinges so arranged as to be inside the dwelling unit or with approved locking pin hinges.
  - (d) All doors into each dwelling unit shall have a keyed deadbolt lock with a minimum one-inch throw, which is openable with a key on the exterior side of the door and a knob on the interior side of the door. The strike plate shall be held in place by 2½ inch screws. Patio doors shall have an approved secondary locking device (i.e., locking pins or two by fours of proper length).
  - (e) All basement, first, and second story windows and all other windows accessible by balconies, fire escapes, trees, or other existing means shall be provided with sash fasteners.
  - (f) All double-hung and sliding windows and doors below the second story and all other double-hung and sliding windows accessible by balconies, fire escapes, trees or other existing means shall be equipped with approved window ventilating sash fasteners to allow each window to be located at one to five inches open. Such window ventilating bolts or locks shall be movable to permit the window to be fully opened from the inside of the dwelling unit.
  - (g) Alternative locking devices to equally resist illegal entry may be substituted with the approval of the Building Inspector.
- (4) Stairs. Every inside and outside stair, every porch, and every appurtenance thereto shall be so constructed and maintained to such a standard as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon, and shall be kept in proper condition and repair and shall present an attractive appearance. All interior and exterior stairs and steps and every appurtenance thereto shall comply with the requirements specified in Wis. Admin. Code § SPS 321 as dictated by the type of occupancy in the building.
- (5) Plumbing fixtures. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions.

- (6) Bathrooms. Every water closet compartment floor surface and bathroom floor surface shall be properly constructed and maintained so as to be reasonably impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.
- (7) Supplied facilities.
- (a) Every supplied facility, piece of equipment, or utility shall be so constructed, installed, and maintained so that it will function in a proper working condition.
  - (b) The owner of any dwelling or apartment in which a cooking stove and/or refrigerator are furnished for the use of the tenants as part of a rental agreement shall keep such cooking stove and/or refrigerator in good mechanical working condition.
  - (c) It shall be the responsibility of the tenant to maintain supplied facilities in a clean and sanitary condition when contained within the tenant's dwelling unit.
- (8) Equipment removal restricted. No owner, operator, or occupant shall cause any service, facility, equipment, or utility which is required under this Article to be removed from or shutoff from or discontinued for any occupied dwelling, dwelling unit, or lodging room let or occupied by him, except for such temporary interruption as may be necessary while actual repairs are in process, or during temporary emergencies when discontinuance of service is approved by an authorized inspector.
- (9) Abandoned fuel oil tanks. Unused fuel oil tanks shall be removed from the building and properly disposed of by the property owner.
- (10) Removal of debris.
- (a) No person shall dispose of rocks, trees, stumps, waste building material, or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of any land in the Village, except at approved disposal sites.
  - (b) No landowner shall allow an accumulation of rocks, trees, stumps, waste building material or other debris from land development, building construction, street grading, or installation of underground utilities upon the surface of his land for a period of more than ten days.

### 8.1.5 Quantity, Location and Use of Space in Residential Buildings

- (A) **Purpose.** The purpose of this section is to establish minimum standards for the quantity, location, and use of space in residential building units so as to preserve and promote the public interest. A suitable environment for safe, healthy, and desirable living can be enhanced by providing adequate space and privacy for occupants of all residential buildings.
- (6) Basement used as a sleeping area. No basement space shall be used for a sleeping room unless:
- (a) The floor and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness.
  - (b) The total window area in each room is equal to at least the minimum window area required by Wisconsin Uniform Dwelling Code (UDC). The required minimum window area must be located entirely above the grade of the ground adjoining such window area.
  - (c) The total of openable window area in each room is equal to at least the minimum as required under this Article, except where there is supplied some other device affording adequate ventilation and approved by the building inspector.
  - (d) It has two exits.

### 9.1.6 Fixing the Responsibility of Owners, Operators and Occupants

- (A) **Purpose.** The purpose of this section is to fix the responsibility of owners, operators, and occupants of residential buildings.
- (B) **Responsibilities.** The responsibility of owners, operators, and occupants of residential buildings is as follows:
- (1) Every owner of a residential building containing two or more dwelling units shall be responsible for maintaining in a clean, proper, and sanitary condition the shared or public areas of the residential building and premises thereof.
  - (2) Every occupant of a residential building shall keep in a clean, proper, and sanitary condition that part of the residential building and premises thereof which he occupies and controls, except the operator of every lodginghouse shall be responsible for the sanitary maintenance of all walls, floors, ceilings, and every other part of the lodginghouse. Every occupant of a residential building shall dispose of all his refuse, recyclables, and garbage as required by this Code.
  - (3) Every owner of a residential building shall be responsible for hanging, installation, and maintenance of all screens and double or storm doors and windows, whenever the same are required under provisions of this Code.

- (4) Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises and every occupant of a dwelling unit in a residential building shall be responsible for such extermination whenever his dwelling unit is the only one infested. Notwithstanding the foregoing by failure of the owner to maintain a residential building in a reasonable condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two or more of the dwelling units or lodging rooms in any residential building or in the shared or public parts of any residential building, extermination thereof shall be the responsibility of the owner.
- (5) Every occupant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.
- (6) The owner or operator shall not occupy, nor let to another for occupancy, any space in a residential building, unless it is clean, sanitary, fit for human occupancy, complies with the requirements of this article and compliance inspections/orders thereunder, and the occupancy is limited to the maximum permitted thereby.
- (7) Every owner of a lodginghouse shall make available to the occupants the names of two or more persons that may be called to arrange for emergency work. The names with the telephone numbers shall be posted in a conspicuous place readily accessible to the occupants. The names with the telephone numbers shall be revised periodically to maintain accurate information at all times.
- (8) The operator of every lodginghouse shall change supplied linen and towels therein at least once each week and prior to the letting of any room to any occupant. The operator shall be responsible for the maintenance of all supplied bedding in a clean and sanitary condition.

#### **9.1.7 Inspection**

- (A) The building inspector is authorized and empowered to inspect all residential buildings within the Village for the purpose of determining whether or not said residential buildings comply with the requirements of this Article. If any owner or occupant denies the building inspector entry into any residential building or portion thereof, the building inspector is authorized to obtain special inspection warrants from an appropriate court and then enter and inspect said residential building pursuant to the authority of such warrant.
- (B) No owner of a residential building may deny the building inspector of the right to enter and inspect any portion thereof under the control of a tenant when the tenant has consented to said entry and inspection.

### **9.1.8 Designation of Unfit Dwellings and Legal Procedure Therefor**

The designation of dwellings or dwelling units as unfit for human habitation and the procedure for the repair or razing and placarding of such unfit dwellings or dwelling units shall be carried out in compliance with the following procedures and guidelines:

- (1) Any dwelling or dwelling unit which shall be found to have any of the following defects shall be determined to be unfit for human habitation and shall be so designated and placarded by the building inspector:
  - (a) One which is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health, safety, or welfare of the occupants or of the public.
  - (b) One which lacks illumination, ventilation, heating, basic equipment, or sanitation facilities adequate to protect the health, safety, or welfare of the occupants or of the public.
  - (c) One which, because of its general condition or location, is unsanitary or otherwise dangerous to the health, safety, or welfare of the occupants or of the public.
  - (d) One which, because of its general condition, location or appearance, is a blighting influence or causes decreasing physical or monetary value of property in the neighborhood.
- (2) Any dwelling, dwelling unit, building or structure designated and placarded as unfit for human habitation and in need of repair by the building inspector shall be vacated within such a reasonable time as is ordered by the building inspector.
- (3) No building or structure or part thereof, which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by, the building inspector. The building inspector shall remove such placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated.
- (4) No person shall deface or remove the placard from any building or structure, or part thereof, which has been condemned as unfit for human habitation and placarded as such.
- (5) Any building or structure or part thereof designated as unfit for human habitation and which in the opinion of the building inspector would be unreasonable to repair shall be razed as determined by the building inspector pursuant to the provisions of Wis. Stat. §66.0413(1) as from time to time amended.
- (6) Any building which has been vacant for more than 30 days for any reason and has been damaged, illegally entered or vandalized shall be secured against entry. This shall include adequately boarding up doors, windows, and other openings in a workmanlike manner so as to prevent illegal entry, vandalism or damage.

- (a) The building utilities, plumbing, electrical and heating systems in vacant buildings shall be maintained at all times in a safe condition or inactivated so as to prevent the possibility of damage to the structure by the failure of such utilities and so as to prevent hazardous and dangerous conditions.
- (b) When any building has been damaged by fire or other cause and when hazardous or dangerous conditions exist and when such building cannot be secured by conventional locking or boarding up of windows and doors, such building shall be fenced off so as to prevent access and entry to the structure and the area immediately surrounding the structure within three days of the damage by fire or other cause.

### **9.19 Enforcement and Abatement Procedures**

- (A) The provisions in Articles 11.6.8, 11.6.9 and 11.6.10 are hereby incorporated herein as if fully set forth.
- (B) In addition and/or alternatively, whenever the building inspector or designee finds that an emergency exists which requires immediate action to protect the public health, safety, or welfare, building inspector or designee may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he deems necessary to meet the emergency. Notwithstanding any other provisions, such order shall be effective immediately. Any person to whom such order is directed shall comply therewith immediately, but upon petition to the building inspector shall be afforded a hearing as soon as possible. After such hearing, depending upon the building inspector's or designee's findings as to whether the provisions of this Article and of the rules and regulations adopted pursuant thereto have been complied with, the building inspector or designee shall continue such order in effect, or modify it, or revoke it.