



ORDINANCE NUMBER 7-2016

AN ORDINANCE ADDING ARTICLE VII BOARDED UP BUILDINGS TO CHAPTER 14 OF THE CITY OF GREER MUNICIPAL CODE

WHEREAS, pursuant to Section 14-41 of the Greer Municipal Code, the City adopted by reference the International Property Maintenance Code, which governs the maintenance of existing buildings; and,

WHEREAS, the International Property Maintenance Code contains standards for “Boarding Up” vacant or abandoned structures contained within “Appendix A” thereto; and,

WHEREAS, pursuant to the International Property Maintenance Code, the standards set forth in “Appendix A” are not mandatory unless specifically referenced in the adopting ordinance; and,

WHEREAS, the City of Greer has determined that it is in the best interests of the City of Greer that an ordinance should be adopted that makes mandatory the standards for boarding up vacant or abandoned structures set forth in “Appendix A” of the International Property Maintenance Code and to add additional requirements it deems necessary for the purpose of improving security and the appearance of boarded up structures; providing oversight of boarded up buildings; creating an inventory of boarded up buildings; assisting with the prevention of fire, theft and illegal occupancy; assessing penalties for violations of this Article; and, promoting the health and safety of the residents of the City of Greer;

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Greer that the Greer City Code be amended to include the following provisions:

ARTICLE VII. – BOARDED UP BUILDINGS

Sec. 14-____ - Permits

- (a) No person shall board any windows and doors of a building without first obtaining a permit from the City of Greer building official.
- (b) A fee as determined by the fee schedule in effect at the time of application and cost of work shall be charged for a permit.
- (c) Upon issuance of a permit, the City of Greer building official shall list the property on an inventory known as the “Boarded-up Building Inventory.”

Sec. 14- ____ - Materials, Appearance, and Installation

- (a) All windows and doors shall be boarded in the manner set forth herein to prevent entry by unauthorized persons; improve security; promote fire safety; and improve the appearance of boarded up buildings.
- (b) All boards shall be painted to correspond to the color of the existing structure.
- (c) Boarding sheet material shall be a minimum of 1/2 – inch thick wood structural panels.
- (d) Boarding framing materials shall be a minimum of 2 – inch by 4 – inch solid sawn lumber.
- (e) Boarding fasteners shall be a minimum of 3/8 – inch diameter carriage bolts of such length as required to penetrate the assembly and as required to adequately attach the washers and nuts.
- (f) The boarding sheet material shall be cut to fit the door or window opening in a neat and workmanlike manner or shall be cut to provide an equal overlap at the perimeter of the door or window.
- (g) The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch strong back framing material shall be cut at a minimum of 2-inches wider than the window opening and shall be placed on the inside of the window 6 – inches minimum above and below the top of the window opening. The framing and boarding shall be pre-drilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.
- (h) Door openings shall be framed with a minimum 2 – inch by 4 – inch framing material secured at the entire perimeter and vertical members at a maximum of 48 inches on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 – inches on center.
- (i) Doors shall be secured using the same method as for door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

Sec 14 - ____ - Penalty for Violation

- (a) Any person who shall violate any provision of the code adopted by the provisions of this Article shall be guilty of a misdemeanor and shall be punished as provided for in Section 1-14 of the Greer City Code.
- (b) Compliance with this Article shall not stay enforcement of, or compliance with, any other orders or notices from the Building Official or otherwise excuse any person or entity

from compliance with any other applicable local or state laws affecting structures or premises.

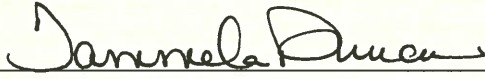
This Ordinance shall become effective immediately upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



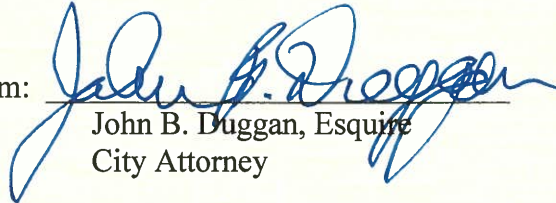
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: April 26, 2016

Second and
Final Reading: May 10, 2016

Approved as to form:



John B. Duggan, Esquire
City Attorney