

# *Village of Laurium*

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## **ORDINANCE # 142**

## **DANGEROUS DWELLINGS**

The Village of Laurium hereby ordains:

The Village of Laurium hereby ordains the following: It is unlawful for any owner or agent thereof to keep or maintain any dwelling or part thereof which is a dangerous building. A "Substandard Building" means a building or structure that has one or more of the following defects or is in one or more of the following conditions:

Defined

### **CONDEMNATION**

Any building or portion thereof including any dwelling, dwelling unit rooming house, rooming unit, motel, or the premises on which the same is located, in which there exists any of the conditions prohibited by this division to an extent that endangers the health, safety and welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building and shall be condemned as unfit for human habitation.

### **Inadequate Sanitation**

Inadequate sanitation in any dwelling unit or premises where located, which shall include but not limited to the following is prohibited:

- (1) Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit
- (2) Lack of adequate heating facilities
- (3) Dampness of habitable rooms
- (4) Infestations of insects, vermin, or rodents
- (5) General dilapidation or improper maintenance
- (6) Lack of connection or required sewage disposal system
- (7) Improperly enclosed, ventilation or unsanitary underflooring area
- (8) Lack of adequate garbage or rubbish storage and removal facilities

### **Structural Hazards**

Structural hazards in any dwelling unit or premises where located which shall include but not be limited to the following are prohibited:

- (1) Deteriorated or inadequate foundations

- (2) Defective or deteriorated flooring or floor supports
- (3) Flooring or floor supports of insufficient size to carry imposed loads with safety
- (4) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration
- (5) Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration
- (7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety
- (8) Fireplaces or chimneys which list, bulge or settle, or which are of insufficient size or strength to carry imposed loads with safety

#### **Faulty Weather Protection**

Faulty weather protection in any dwelling unit premises where located, which shall include but not limited to the following is prohibited:

- (1) Deteriorated, crumbling or loose plaster
- (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors
- (3) Broken, rotted, split or buckled exterior wall coverings or roof coverings

#### **Fire Hazard**

Any fire hazard in any dwelling unit or premises where located, which shall include any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause is prohibited.

#### **Definition of Public Nuisance**

Any building in the Village of Laurium which is dangerous to the health or safety of inhabitants of the Village of Laurium by reason of damage, decay, dilapidation, unsanitary conditions, unsafe condition, fire damage, vermin infestation or otherwise, shall be a public nuisance.

#### **Prohibition**

The keeping or maintenance of any building which is so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin infested that it creates serious hazard to the health or safety of the public shall constitute a misdemeanor.

**Inspection and Evaluation**

When a condition or conditions exists or is suspected existing the Village Administrator, or designated delegate, shall make and inspection and evaluation of the building and shall set forth in detail the results of the inspection and evaluation.

**Penalty**

Any person violating the Ordinance shall also be subject upon conviction to a fine of not more than \$500.00 or imprisonment in the County Jail for a period of 90 days or both, and the cost of prosecution, in addition to the cost of clean up and abatement provided for in this Ordinance.

**Effective Date**

This Ordinance shall be effective under publication and expiration of time as prescribed by law.

Adopted by the Village Council of the Village of Laurium on this 13th day of July, 1998.

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Patricia M. Golus  
Clerk, Village of Laurium

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Edward Jenich  
President, Village of Laurium

I hereby certify that the foregoing is a true and complete copy of an Ordinance No. 142, adopted by the Village Council of the Village of Laurium, County of Houghton, State of Michigan, at a regular meeting held on July 13, 1998. This meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan 1976.

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Patricia M. Golus  
Clerk, Village of Laurium

**Original Signed**

Date Reviewed by Council

*Jan 2021*