

**CITY OF LIVERMORE, KENTUCKY
ORDINANCE #2-08**

**AN ORDINANCE RELATING TO ABATEMENT OF NUISANCES AND THE
ENFORCEMENT OF ITS PROVISIONS**

BE IT ORDAINED BY THE City of Livermore, KENTUCKY, THAT ORDINANCE CHAPTER 92 IN ITS ENTIRETY AS PRESENTLY ENACTED IS REPEALED, AND THE FOLLOWING NEW ORDINANCE #2-08 IS ENACTED:

SECTION ONE: Definitions

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned shall mean property or any improvements thereon that is unoccupied, not in use, neglected, and/or not serviced by public utilities.

Code official shall mean property maintenance code enforcement officer or their duly authorized representatives, all of whom are charged with the administration and enforcement of this division.

Demolition shall be defined as the act of demolishing or razing a building, structure or part thereof to the ground level.

Heat supply days. As used herein and the International Property Maintenance Code 602.3 and 602.4 shall be the period from September 1 to May 30.

Offenses: **1st Offense** shall mean a citation issued on a specific parcel of property on one (1) occasion within a twelve-month period.

2nd Offense shall mean a citation issued on a specific parcel of property on two (2) occasions within a twelve-month period.

3rd + Offense shall mean a citation issued on a specific parcel of property on three (3) or more occasions within a twelve-month period.

Person shall mean any individual, firm, business, partnership, association, corporation, company or organization of any kind.

Property maintenance code shall mean the ordinances enacted to KRS 381-770, or which may be enforced pursuant to KRS 381.770. It shall consist of all of the provisions set forth herein and any and all other ordinances hereafter adopted by the city council pursuant to KRS 65.8801 et seq and/or KRS 381.770, as may be amended from time to time.

Property maintenance code enforcement board shall mean the administrative body erected and acting under the authority of the KRS 65.8801 et seq and KRS 381.770.

Property maintenance code enforcement officer shall mean and include all city citation officers and other positions authorized to enforce the Code, including but not limited to, the City Administrator, city police officer, safety officer, the Building Inspector, and those persons so authorized by the Mayor, but excluding the Fire Chief.

Public nuisance shall include but is not limited to, the following:

- a. The physical condition or occupancy of any property regarded as a public nuisance at common law;
- b. Any physical condition or occupancy of any property or appurtenances considered an attractive nuisance, including, but not limited to, abandoned wells, swimming pools, shafts, basements, excavations and unsafe fences or structures;
- c. Any property that has unsanitary sewerage or plumbing facilities;
- d. Any property that is unsafe for human habitation;
- e. Any property that is in imminent danger of becoming a fire or other hazard, or is manifestly unsafe or unsecure, so as to pose an imminent threat or danger to life, limb or property;
- f. Any property from which the plumbing, electrical, heating or other facilities required by this Code have been removed or from which utilities have been disconnected, destroyed, removed or rendered ineffective or the required precautions against trespassers have not been provided.
- g. Any property that is unsanitary, littered with rubbish or garbage or has uncontrolled weeds growing on it;
- h. Any residence, building, outbuilding or other structure that is in a state of dilapidation, disrepair, deterioration or decay, faulty construction, overcrowded, open, vacant or abandoned, damaged by fire to the extent that it is uninhabitable, in danger of collapse or failure or dangerous to anyone on or near the property.
- i. Any residence, building, outbuilding or other structure that has been abandoned for a minimum continuous period of six (6) months, thereby creating an attractive nuisance to children and/or which tends to diminish the value of adjacent properties.

Remedy shall mean the action taken to abate any nuisance, in order to bring the property determined to be in violation, into compliance with the requirements of this property maintenance code.

Ventilation days. Ventilation days as used herein and in the International Property Maintenance Code 304.14 shall be the period from May 1 to October 31.

SECTION TWO: Jurisdiction.

The property maintenance code enforcement officer and property maintenance code enforcement board shall have jurisdiction over and shall enforce this property maintenance code and all other ordinances hereafter adopted which specifically provide for the enforcement by the property maintenance code enforcement officer(s) or board, in the matter set forth herein.

SECTION THREE: Powers and responsibilities of the property maintenance code enforcement officer(s); notice of violation; issuance of citation and procedure; appeal process; abatement of nuisance; right of entry; liability; modifications.

The following provisions shall govern all enforcement powers, responsibilities, and procedures administered by the property maintenance code enforcement officer(s):

- a. Notice of Violation: Except as provided in subsection (b) below, if a property maintenance code enforcement officer believes, based on the officer's personal observation or investigation, that a person has violated the property maintenance code,

the officer shall issue a notice of violation to the property owner, resident, tenant, occupant or other violator, allowing that person a specified and reasonable number of days (not less than 10, except in an emergency, nor more than 30 days) to abate the violation. The violator may upon request, be allowed a reasonable extension of time to abate the violation without imposition of any charges, costs, penalties, and fees, in the sole discretion of the property maintenance code enforcement officer. If the violator fails to abate the violation within the time prescribed therein, a new and separate notice of violation may be issued for subsequent and separate violations of the property maintenance code. In the event that the resident, tenant, occupant or other violator is issued a notice of violation, the property owner of record will receive a copy of said notice.

- b. Notice of Violation Procedure: Notice of violation issued by code enforcement officer for violations of the Code shall contain the following information:
 - a. The address, location or description of the property found to be in violation of the Code;
 - b. The date and time of inspection;
 - c. The name and address of the person to whom the notice is issued;
 - d. The date the notice is issued;
 - e. The facts constituting the offense;
 - f. The section of the Code violated;
 - g. The name of the property maintenance code enforcement officer;
 - h. The fines, charges, costs, penalties, and/or administrative fees, imposed for the violation if it is not abated in the manner required by the property maintenance code enforcement officer;
 - i. The maximum fine that may be imposed under this ordinance for the violation in question; and a statement that, pursuant to KRS 65.8808, of the lesser amount of the fine if it is paid without contest of the citation.
 - j. The procedure for the violator to follow in order to appeal the notice;
 - k. A statement that if the violator fails to appeal the citation within the time allowed, the violator shall be deemed to have waived his or her right to a hearing before the property maintenance code enforcement board to appeal the notice and the code enforcement officers determination that the violation occurred shall be final;
 - l. Notice that a lien may be filed against the property on which the violation occurred if it is not abated in the manner required by the property maintenance code enforcement officer and that proceedings to enforce the lien may be initiated to collect fines, charges, costs, penalties, and/or fees, including attorney and administrative fees.
- c. Type and Delivery of Notice: The notice of violation shall be in writing and shall be reasonably calculated to inform the violator of the nature of the violation. It may be hand-delivered to the property owner, resident, tenant, occupant or other violator or may be served or sent by first class mail addressed to the last known property owner of record as listed in the McLean County Property Valuation office. If the notice cannot be delivered to the owner, resident, tenant, occupant or other violator in person or notice

sent by first class mail is returned by the United States Postal Service because said notice is undeliverable, marked return to sender or the owner has left no forwarding address, notice shall be given by placing it on the door of the most visible entrance to the property with dwellings or structures located thereon, or by posting a sign, at least eight and one-half (8 ½) inches by eleven (11) inches in dimension in a conspicuous location on the property.

- d. Issuance of Citation: If the property owner, resident, tenant, occupant or other violator fails or refuses to abate the violation within the time and manner required by the property maintenance code enforcement officer, the officer is authorized to issue a citation. The citation shall represent a determination by the property maintenance code enforcement officer that a violation has been committed and that determination shall be final unless it is appealed by the alleged violator to the property maintenance code enforcement board in the manner prescribed herein.
- e. Citation Procedure: Citations issued by property maintenance code enforcement officer for violations of the Code shall contain the following information:
 - a. The address, location or description of the property found to be in violation of the Code;
 - b. The date and time of inspection;
 - c. The name and address of the person to whom the citation is issued;
 - d. The date the citation is issued;
 - e. The facts constituting the offense;
 - f. The section of the Code violated;
 - g. The name of the property maintenance code enforcement officer;
 - h. The fines, charges, costs, penalties, and/or administrative fees, imposed for the violation if the citation is not appealed in the manner within this division;
 - i. The maximum fine that may be imposed under this ordinance for the violation in question; and a statement that, pursuant to KRS 65.8808, of the lesser amount of the fine if it is paid without contest of the citation.
 - j. The procedure for the violator to follow in order to pay the fine or to appeal the citation; and
 - k. A statement that if the violator fails to pay the fine set forth in the citation or appeal the citation within the time allowed, the violator shall be deemed to have waived his/her right to a hearing before the property maintenance code enforcement board to appeal the citation and the property maintenance code enforcement officer's determination that the violation occurred shall be final; and
 - l. Notice that a lien may be filed against the property on which the violation occurred and that proceedings to enforce the lien may be initiated to collect fines, charges, costs, penalties, and/or fees, including attorney and administrative fees.
- f. Type and Delivery of Citation: The citation shall be in writing and shall be reasonably calculated to inform the violator of the nature of the violation. It shall be hand-delivered to the property owner, resident, tenant, occupant or other violator or may be served or sent by first class mail addressed to the last known property owner of record as listed in the McLean County Property Valuation office. If the notice cannot be

delivered to the owner, resident, tenant, occupant or other violator in person or notice sent by first class mail is returned by the United States Postal Service because said notice is undeliverable, marked return to sender or the owner has left no forwarding address, notice shall be given by placing it on the door of the most visible entrance to the property with dwellings or structures located thereon, or by posting a sign, at least eight and one-half (8 ½) inches by eleven (11) inches in dimension in a conspicuous location on the property.

- g. Abatement of Nuisance: If the violator does not appeal the citation within the time prescribed, the property maintenance code enforcement officer issuing the citation shall enter a final order finding and determining that the violation was committed and no appeal was timely filed. The property maintenance code enforcement officer may thereafter cause the nuisance to be abated by any and all means reasonable and necessary. A copy of the final order shall be served on the property owner, resident, tenant, occupant or other violator found to be in violation of this Code.
- h. Emergency Abatement: Nothing in subsection (g) above shall prohibit the city from taking immediate action to abate any violation of this division without prior notice to the property owner, resident, tenant, or other occupant when an enforcement officer, upon inspection of the property has reason to believe that a violation presents a serious and imminent threat to any person, the public's health, safety, or welfare, or if in the absence of immediate remedial action, the effects or consequences of a violation will within reasonable probability, cause irreparable or irreversible harm and/or property damage.
- i. Right of Entry: Enforcement officer(s), and their duly authorized agents, assistants, employees, or contractors, after first having obtained the consent of the property owner, resident, tenant, or other occupant may enter upon private or public property to conduct inspections. If the property owner, resident, tenant, or other occupant does not give the enforcement officer(s) consent to enter upon and inspect the property, an on-site inspection of the property shall not occur until a court of competent jurisdiction authorizes it.
- j. Liability: The code enforcement officer(s), charged with the enforcement of this division, while acting within the course and scope of their duties under this division, shall not thereby be rendered liable personally and are hereby relieved from any and all personal liability for injuries and damage to persons or property. Any suit instituted against any code enforcement officer or employee because of a lawful act performed by that officer or employee in the discharge of duties imposed under the provisions of this division, shall be defended by the city until final adjudication of any proceedings.
- k. Discretionary Modifications: The enforcement officer shall have the discretion to modify a notice of violation, provided the officer shall first find that special circumstances that makes strict compliance with this division impractical and the modification is in compliance with the intent and purpose of this division and that such modification does not vitiate health, life and fire safety requirements. The details of actions granting modifications shall be recorded and entered in the Livermore City Clerk's files.

SECTION FOUR. Appeal process; appeal of notice of violation; appeal of citation.

The appeal process shall be as follows:

- a. Appeal of Notice of Violation: Any property owner, resident, tenant, occupant or other violator served with a notice of violation or on whose property a notice of violation is posted, shall no later than ten (10) days after the issuance of the notice of violation or posting thereof on the property, may file an appeal in writing with the Office of the City Clerk of the City of Livermore, Kentucky requesting a hearing before the property maintenance code enforcement board to appeal said notice of violation. If the violator fails to appeal the citation within ten (10) days as provided herein, the person shall be deemed to have waived his/her right to a hearing before the property maintenance code enforcement board and the code enforcement officer's determination that a violation was committed, shall be considered final and enforceable.
- b. Appeal of Citation: Upon receipt of a citation, the property owner, resident, tenant, occupant or other violator shall respond to it not later than ten (10) days following the issuance or posting on the property the notice of violation by either paying the fines, charges, costs, penalties and/or fees, including administrative fees assessed therein, or by filing an appeal in writing with the City Clerk's office of the City of Livermore, Kentucky, requesting a hearing before the property maintenance code enforcement board. Payment of assessed fines, charges, administrative fees and penalties shall not relieve the property owner, tenant, resident, occupant, or other violator from his/her obligation to bring the property on which the violation occurred into compliance with this Code within a reasonable time thereafter, as solely determined by the property maintenance code enforcement officer.

SECTION FIVE. Appointment of members; term of office; removal of board members from office; liability.

There is hereby created pursuant to KRS 65.8801 et seq. and KRS 381.770, a City of Livermore Property Maintenance Code Enforcement Board (hereafter the "board"), which shall be composed of three (3) members.

- a. Qualifications: Members of the board shall own property within the city for a period of at least one (1) year prior to appointment to the board and shall maintain legal ownership interest in at least one (1) parcel of real property within the city throughout the term in office.
- b. Members shall be appointed by the Mayor of Livermore with the approval of the City Council of the City of Livermore, Kentucky.
- c. The initial appointments to the three (3)-member board shall be for staggered lengths of terms as follows: One (1) member appointed to a one-year term; one (1) member appointed to a two-year term; one (1) member appointed to a three-year term. All subsequent board appointments shall be for a term of three (3) years.
- d. If a vacancy on the board occurs, the Mayor with approval of the board of commissioners, shall within sixty (60) days of the vacancy, appoint a new member or members. If the vacancy is not filled within the prescribed time period, the board of commissioners shall appoint a member to fill the vacancy.
- e. Members of the board shall only be removed therefrom by the board of commissioners for misconduct, inefficiency or willful neglect of duty. Prior to removal, the Mayor or

member(s) of the City Council requesting same shall submit in writing to the member in question and the Livermore Board of Commissioners, the reasons for it.

- f. Liability: Members of the board charged with the enforcement of this division, while acting on behalf of the city and within their official duties and capacity, shall not thereby be rendered liable personally, and are hereby relieved individually and collectively from all personal liability for any injury and or damages to persons or property as a result of the discharge of official duties imposed herein. Any suit instituted against an board member because of an act performed by that board member in lawful discharge of duties and under the provisions of this division shall be defended by the legal representative of the city until final determination of the proceedings.

SECTION SIX. General powers of the board.

- a. The board is authorized and directed to conduct evidentiary hearings, issue decisions and abatement orders and impose fines, charges, costs, penalties, and/or fees, including administrative fees in the final adjudication of appeals brought before it.
- b. To adopt any and all policies, rules and regulations, reasonably required to implement, administer and conduct its business and hearings brought before it.
- c. Authorize enforcement officer(s) to file liens against properties found to be in violation of the Code to secure the collection of fines, penalties, fees, charges and/or cost, including administrative fees.

SECTION SEVEN. Organization of board; conduct of meetings and board members; quorum.

- a. The board shall annually elect a chairperson from among its members. The chairperson shall be the presiding officer and a full voting member of the board.
- b. The board shall hold regular monthly meetings on a date, and during times to be established by the board. Regular and special meetings shall be scheduled and held in accordance with requirements of the Kentucky Open Meeting Act. Regular and special meetings may be cancelled if there are no appeals or other business to be considered by the board.
- c. All meetings and hearings of the board shall be held in accordance with the requirements of KRS 65.8801 et seq., KRS 381.770 et seq., Roberts Rules of Order, the Kentucky Open Meetings Act, the Kentucky Open Records Act and the Livermore City Code of Ethics.
- d. For the purpose of conducting all business and hearings brought before it, two (2) members of the board, shall, if present, constitute a quorum.
- e. The board shall keep minutes, records and/or transcripts of all proceedings and action taken and the vote of each member on any issue decided by them shall be recorded therein.

SECTION EIGHT. Board hearing; notice; and final order.

- a. When an appeal has been properly filed and a hearing has been requested, the board shall convene for the purposes of conducting a hearing not later than sixty (60) days after the appeal has been filed with the Office of the City Clerk. Otherwise the board

may convene for the purpose of conducting any other business brought before it or a majority of the membership of the board.

- b. Not less than seven (7) days before any requested hearing, the board shall notify the appellant of the date, time, and place of the hearing. Notice shall be given by certified mail, return receipt requested at his/her last known address; or by personal delivery; or by any other method specifically permitted by statute.
- c. Any person requesting a hearing before the board who fails to appear at the time and place set for the hearing shall be deemed to have waived the right to a hearing on an appeal, a notice of violation or citation and a determination that a violation was committed shall be entered and become final. The board shall enter a final order confirming the violation and shall direct the nuisance to be abated and/or impose the fines, charges, costs, penalties, and/or fees, including administrative fees assessed in the citation. If the violator has not abated the nuisance conditions on the notice of violation or citation within the time provided, the city may promptly abate the nuisance and/or issue another violation, which may be a new and separate offense. A copy of the final order shall be served upon the violator/appellant.
- d. When a hearing is held under this section, the board shall elicit testimony from witnesses and allow relevant demonstrative evidence. All testimony shall be recorded by audio, video, or stenographic means. The chairperson or any board member shall have authority to administer the following oath: "Do you solemnly swear or affirm to tell the truth, the whole truth and nothing but the truth?" Testimony shall be taken from the property maintenance code enforcement officer, the alleged violator and any witnesses to the violation offered by the property maintenance code enforcement officer or alleged violator and any witnesses with relevant personal knowledge of the violation or citation on appeal. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.
- e. In making its determination, the board shall, based solely on the evidence, adduced during the hearing determine by a preponderance of the evidence whether or not a violation has been committed. If at the conclusion of the hearing, the board determines that a violation has been committed, an order shall be issued upholding the notice of violation or citation and the board shall authorize a property maintenance code enforcement officer to abate the nuisance condition on appeal and impose reasonable and necessary fines, charges, costs, penalties, and/or fees, including administrative fees imposed therein, or a combination of the forgoing remedies. Provided however, the final order of the board provide the violator with reasonable time, not to exceed thirty (30) days, to abate the violation. If the violator does not abate in the manner required and within the time provided in the final order, another notice of violation may be issued for another violation of the property maintenance code.
- f. Findings of fact, conclusions of law and decisions of the board shall be reduced to writing and signed and dated by the majority of the board the date the order was entered. A copy of the findings of fact, conclusions of law and decisions of the board shall be furnished to the appellant named in the citation at his or her last known address.

- g. The property maintenance code enforcement officer may abate the violation in order to bring the property into compliance with the property maintenance code if the board or any court of competent jurisdiction enters a final order upholding the citation.

SECTION NINE. Appeal to district court; final judgment.

- a. An appeal from any judgment, decision, or determination of the board shall be made to the McLean District Court within seven (7) days of the date of the board’s judgment, decision, or determination. The filing of a complaint and a copy of the board’s final order shall initiate the appeal in the same manner as any civil action under the Kentucky Rules of Civil Procedure.
- b. The action before the district court shall be tried de novo and the burden shall be upon the city to establish that a violation occurred. If the court finds that a violation occurred, the property owner, resident, tenant, occupant, or other violator shall be ordered to abate the violation and pay to the city all fines, charges, costs, penalties, and/or fees, including administrative fees occurring as of the date of the judgment. If the district court finds a violation did not occur, the city shall be ordered to dismiss the notice of violation or citation. If the property owner, resident, tenant, occupant or other violator does not abate the violation in the time provided, another notice of violation may be issued for each subsequent and separate violation of the property maintenance code.
- c. If no appeal from a final judgment, decision or order of the board is filed within the time period set in subsection (a) above, the board’s order shall be deemed final and enforceable for all purposes provided herein.

SECTION TEN. Civil offense established; citation fine schedule.

- a. A violation of this ordinance shall constitute a civil offense within the meaning of KRS 65.8808.
- b. Citations issued by the property maintenance enforcement officer which are not appealed or which are upheld by the board or any court of proper jurisdiction, shall be subject to the following schedule of civil penalties for each violation as set forth below. Pursuant to KRS 65.8808, in the event a citation is not contested, the amount of the fine shall be equal to 75% of the maximum civil penalty set forth below:

VIOLATION	1ST OFFENSE	2ND OFFENSE	3RD + OFFENSE
Property Maintenance	\$100	\$250	\$500
Junked Motor Vehicles	\$100	\$250	\$500
Junked Appliances	\$100	\$250	\$500
Other Nuisances	\$100	\$250	\$500

SECTION ELEVEN. Lien; charges, costs, penalties, and fees, including administrative fees.

- a. The city shall have a lien against any property or properties finally determined by the code enforcement officer, the board or court of competent jurisdiction to be in violation of the property maintenance code to secure the payment and recovery of the reasonable value of labor and materials used to abate the nuisance violation, including fines, charges, costs, penalties, and/or fees, including administrative fees. Administrative fees shall be in the minimum amount of \$100.00 for each separate violation. To the extent allowed by law, the lien shall be superior to and have priority over, all other liens on the property except state, county, school board and city taxes.
- b. The lien shall be recorded in the office of the McLean County Clerk. The lien shall be notice to all persons from the time of its recording and shall bear interest, at the legal rate of interest, as provided by statute, thereafter, until paid.
- c. In addition to the remedy prescribed in subsection (a), the person found to have committed the violation would be personally responsible for the amount of all fines, charges, costs, penalties, and/or fees, including administrative fees assessed for the violation and for all charges and fees incurred by the city in connection with the enforcement of the property maintenance code. The city may bring a civil action against the person and shall have all the same remedies as provided for the recovery of a debt.

SECTION TWELVE. Transfer of ownership.

It shall be unlawful for the owner of any dwelling unit or structure who has received a notice of violation, to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the requirements listed in the notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any notice of violation issued by the property maintenance code enforcement officer and shall furnish to the enforcement officer a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such Notice of Violation and fully accepting the responsibility, without condition, for making the necessary corrections and repairs required by such a notice of violation.

SECTION THIRTEEN. Property Maintenance Code

- a. Provisions of 2003 International Property Maintenance Code are adopted by reference herein. The City of Livermore, Kentucky, hereby adopts, enacts, and incorporates by reference, as if fully set herein, in their entirety, sections:

108	Unsafe Structures and Equipment
301	General
302	Exterior Property Areas
303	Swimming Pools, Spas, and Hot Tubs
304	Exterior Structures
305	Interior Structures
306	Handrails and Guardrails
308	Exterminations
401	General
402	Lights

403	Ventilation
404	Occupancy Limitations
501	General
502	Required Facilities
503	Toilet Rooms
504	Plumbing Systems and Fixtures
505	Water Systems
601	General
602	Heating Facilities
603	Mechanical Equipment
604	Electrical Facilities
605	Electrical Equipment
606	Elevators, Escalators, and Dumbwaiters
607	Duct Systems
701	General
702	Means of Egress
703	Fire-Resistance Ratings
704	Fire Protection Systems

of the "2003 International Property Maintenance Code" as published by the International Code Council, Inc., as same may be amended from time to time hereafter. Violations of the provisions therein shall be deemed a nuisance enforceable by any and all provisions of this division.

- b. **Unsafe Structure: Imminent Danger.** When, in the opinion of the property maintenance code enforcement officer, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in proximity of any structure because of explosive fumes or vapors or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the enforcement officer is hereby authorized and empowered to order and require occupants to vacate the premises forthwith. The enforcement officer shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Property Maintenance Code Enforcement Officer." It shall be unlawful for any person to enter each structure except for the purpose of securing the structure, making repairs, removing the hazardous condition or of demolishing the same.
- c. **Temporary Safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the property maintenance code enforcement officer, there is imminent danger due to an unsafe condition, the enforcement officer shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the enforcement officer deems necessary to meet such emergency.

- d. Closing Streets. When necessary for public safety, the property maintenance code enforcement officer shall temporarily close structures and close, or order the authority having jurisdiction to close sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit same from being utilized.
- e. Emergency Repairs. For the purpose of this section, the enforcement officer shall employ the necessary labor and materials to perform the required work as expeditiously as possible. Cost incurred in the performance of emergency work shall be the responsibility of the property owner.
- f. Demolition General. The property maintenance code enforcement officer shall order the owner of any premises upon which is located any structure, which in the officer's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that is unreasonable to repair the structure, to demolish and remove the structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two (2) years, to demolish and remove such structure.
- g. Junked Motor Vehicles and Appliances. Definitions for Junked Motor Vehicles and Appliances. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.
 - 1. Junked appliances shall mean any unit, or part thereof, of machinery, furniture, or equipment, whether functional or ornamental, and whether mechanical or powered by some source of energy or not, including, but not limited to, stoves, refrigerators, television sets, beds, lamps, tools, objects of art, and the like, the condition of which upon inspection, are found to be in one or more of the following conditions: wrecked, dismantled, partially dismantled, inoperative, abandoned, discarded.
 - 2. Junked motor vehicles shall mean any vehicle, device or other contrivance, or parts thereof, propelled by human, animal, or mechanical power that if operational, would be used for transportation of persons, animals or property on public streets and highways, which upon inspection are found to be in one or more of the following conditions: wrecked, dismantled, partially dismantled, inoperative, abandoned, discarded.
 - 3. Declaration Junked Motor Vehicles and Appliances; Exceptions: The presence of any junked motor vehicle or appliance on public property or on any private lot, tract or parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the city shall be deemed a public nuisance, and shall further be considered rubbish or refuse, and it shall be unlawful for any person to cause or maintain such public nuisance by wrecking, dismantling, partially dismantling, rendering inoperable, abandoning, or discarding any motor vehicle or appliance on the

real property of another or to suffer, permit or allow a junked motor vehicle or appliance to be parked, left or maintained on his own real property, provided that this provision shall not apply with regard to:

- a. Any motor vehicle or appliance in an enclosed building;
 - b. Any motor vehicle or appliance on the property of a business enterprise operated in a lawful manner, when necessary to the operation of such business enterprise; or
 - c. Any motor vehicle or appliances on property occupied and used for repair, reconditioning and remodeling of motor vehicles or appliances in conformance with the zoning code of the city.
4. Liability for Damages to Removed Vehicle. Neither the owner or occupant of the property from which any aforesaid junked motor vehicles shall be removed, their servants or agents, or any department of the city, or its agents, shall be liable for any loss or damage to the junked motor vehicle while being removed or as a result of any subsequent sale or other disposition.
 5. Compliance by Removal of Vehicle. The removal of a junked motor vehicle from the property within the number of days required in the notice of violation issued by the property maintenance code enforcement officer, shall be deemed to be in compliance with the provisions of this article and no further action shall be taken against the owner of the junked motor vehicle or appliance or the owner or occupant of the property.
 6. Right of Entry. In the enforcement of this article, a property maintenance code enforcement officer, and his duly authorized agents, assistants, employees, or contractors with prior consent of the owner, tenant or occupant, or by order of a court of competent jurisdiction may enter upon private or public property to examine a junked motor vehicle or appliance, or obtain information as to the identity of a junked motor vehicle or appliance and of the owner thereof, and to remove or cause removal of a junked motor vehicle or appliance declared to be a nuisance pursuant to this article.
 7. Article Supplemental to Other Regulations.
 - a. The provisions of this article are supplemental and in addition to all other regulatory Codes, statutes and ordinances heretofore enacted by the city, state, or any other legal entity or agency having jurisdiction.
 - b. The provisions of this article shall be deemed cumulative of the provisions and regulations contained in the Code of Ordinances, City of Livermore, Kentucky, save and except that, where the provisions of this article and the sections hereunder are in conflict with the provisions elsewhere in

this code, then the provisions contained herein shall prevail. Any and all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

8. Other Miscellaneous Nuisances. It shall be unlawful for the owner, occupant or person having control or management of any real property within the city to permit a public nuisance to develop thereon. The following conditions are declared to be public nuisances:
 - a. Accumulation of Rubbish: An accumulation on any property of filth, refuse, trash, garbage, or other waste material which endangers the public health, welfare, or safety, or materially interferes with the peaceful enjoyment by owners or occupants of adjacent property because of the danger that it will catch or communicate fire, attract or propagate vermin, rodents, or insects, or blow rubbish into any street, sidewalk or property of another.
 - b. Storage of Explosives: The storage of explosive material, which creates a safety hazard to other property or persons in the vicinity.
 - c. Weeds and Grass: The excessive growth of weeds, grass, or other vegetation, except flowers or other ornamental vegetation, which are properly maintained. Unless otherwise provided, "excessive" shall mean growth to a height of eight inches or more.
 - d. Open Wells: The maintenance of any open, uncovered, or insecurely covered cistern, cellar, well, pit, excavation, or vault situated upon private property in any open or unfenced lot or place.

SECTION FOURTEEN. Demolition permit required; demolition permit fees; double fee; demolition or alteration of common or fire wall; liability insurance; time limit; standards; inspections.

- a. Demolition Permit Required: It shall be unlawful to demolish any building, structure or part thereof without filing a written application for a demolition permit with the City of Livermore Building Inspector.
- b. Demolition Permit Fees: For the demolition of any building, structure or part thereof, the permit fee shall be as provided for by separate ordinance.
- c. Double Fee: Where work for which a permit is required by this ordinance is started or proceeded with prior to obtaining the required permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this division in the execution of the work nor from any other penalties prescribed herein.
- d. Demolition or Alteration of Common or Fire Wall: When demolition of any structure involves alterations to a common, party wall or a fire wall or fire separation wall, the

owner or contractor is (1) required to submit detailed plans to the building official detailing scope of work to correct any defects in the remaining wall(s) and (2) post a bond with the Office of the City Clerk of Livermore in an amount not less than twenty thousand dollars (\$20,000.00) to insure proper completion of the exposed, remaining wall to building code standards.

- e. Liability Insurance: Proof of liability insurance is required to be submitted to the Building Inspector by the contractor prior to issuance of demolition permit for protection of adjoining properties and public right-of-way improvements.
- f. Time Limit: The demolition pursuant to the demolition permit shall be completed within ninety (90) days of its issue date, provided that for cause the enforcement officer may allow one (1) or more extensions of time, for periods not exceeding thirty (30) days each, in writing. There shall be an additional fee for each such thirty (30) day extension in the amount of \$25.00.
- g. Standards: The following standards shall apply to demolition:
 - a. Demolition work, having commenced, shall be pursued diligently and without unreasonable interruption with due regard to safety. It is the intent of this division to limit the existence of an unsafe condition or nuisance on the premises during the period of demolition operations.
 - b. Any surface holes or irregularities, wells, septic tanks, basements, cellars, sidewalk vaults, or coal chutes remaining after demolition of any building or structure shall be filled with material as approved by the enforcement officer, and shall be graded in such manner that will provide effective surface drainage. Any surface irregularities resulting from the demolition process shall be leveled to match surrounding grade.
 - c. All debris and accumulation of material resulting from demolition of any building or structure shall be removed from all premises.
 - d. All building sewers shall be effectively plugged with concrete at the property line, or as may be required by the City of Livermore Water & Sewer Department.
- h. Inspections: The property maintenance code enforcement officer shall make the following inspections upon notification from the permit holder or his agent:
 - a. Initial inspection is to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or remain after demolition operations.
 - b. Final inspection is to be made after all demolition work is completed.

SECTION FIFTEEN. Problem Structures. In that there is a need to establish a period of time a problem structure may remain standing, the appropriate section of the International Property Maintenance Code dealing with unsafe structures and equipment is amended to add the following:

- a. A problem structure is defined as a building or other structure that poses a nuisance or danger to the public, police department or fire department and includes, but is not limited to, the definition in the International Property Maintenance Code, as well as the following:

1. A building whose interior or exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of the base;
 2. A building, exclusive of the foundation, that shows 33% or more damage or deterioration to its supporting members or 50% or more damage or deterioration to its non-supporting members or to the enclosing or outside walls or coverings;
 3. A building having improperly distributed loads on the floors, or roofs, or in which same are overloaded or have insufficient strength to be reasonably safe to occupants or the public;
 4. A building damaged by fire, wind or other causes so as to cause the building to become dangerous to life, limb or property of the occupants or to the public;
 5. A building that has become so dilapidated, decayed, unsafe, unsanitary or which so utterly fails to provide the amenities essential to decent living that it is unfit for human habitation or is likely to cause sickness or disease or injury to health, safety or general welfare of those living therein;
 6. A building having light, air, and sanitation facilities that are inadequate to protect health, safety or general welfare of human beings who live or may live therein;
 7. A building having inadequate facilities for egress in case of fire or other events, or having insufficient stairways, fire escapes or other means of travel;
 8. A building that has parts or elements that are attached or not attached in such a way that they may fall and cause injury to persons or property;
 9. A building characterized by disconnected utilities, extensive broken glass, peeling or flaking paint on the exterior walls, loose or rotting materials on the roof or the exterior walls or;
 10. Any vacant building or structure not secured from entry or the elements.
- b. When a problem structure, not in danger of structural collapse, has been closed and secured from entry and the elements by the property owner and the structure continues to remain closed and secured from entry and the elements by approved methods, it may remain standing in a safe condition for a period not to exceed ninety (90) days from the date of the fire, or date of damage from other means, at which time an application must have been made for a building permit to repair or for a demolition permit.
 - c. Failure of the property owner to keep the structure closed and secured from entry and the elements or to obtain the required permit in the specified time shall constitute permission to an official, employee, or other authorized agent of the City to enter upon the property to remedy the situation and to abate the nuisance by demolition and removal of the problem structure.

SECTION SIXTEEN. Severability: other legal authority.

The provisions of this article are supplemental and in addition to all other federal and state regulatory codes and statutes, and ordinances adopted by the City of Livermore. If any section, subsection, or clause of this division shall be deemed to be unconstitutional or

otherwise declared invalid, the validity of the remaining sections, subsections, and clauses shall not be affected and shall remain in full force and effect.

SECTION SEVENTEEN. Validity of existing liens previously filed.

The adoption of this Ordinance by the City Council of Livermore shall not constitute a release, satisfaction or discharge of any lien filed of record in the office of the McLean County Clerk which affects the rights, title and interest of any parcel of real property cited for violation of the property maintenance code in effect prior to the effective date of this Ordinance; it being hereby declared and established that such liens created hereunder shall remain in full force and effect until adjudicated or released.

SECTION EIGHTEEN: All City ordinances, orders, resolutions, motions, or parts thereof, insofar as same may be in conflict herewith, are repealed, and this Ordinance shall take effect as of the 1st day of September, 2008, upon its enactment and publication as provided by law.

Motion to record was made by Chester Baldwin, seconded by David Martin, at a regular meeting on June 12, 2008.

Motion for passage was made by Chester Baldwin, seconded by Dennis Revlett, at a regular meeting on July 10, 2008, with 5 members present and 5 voting for passage of this Ordinance.

Mayor, City of Livermore

ATTEST:

Livermore City Clerk