

AN ORDINANCE DECLARING AN UNFINISHED AND ABANDONED BUILDING, OR A BUILDING DAMAGED BY FIRE BUT STANDING, TO BE PUBLIC NUISANCES UNLESS ACCESS PREVENTED AND OPENINGS EFFECTIVELY CLOSED; AND REQUIRING MEASURES TO BE TAKEN BY THE OWNERS THEREOF, OR, FAILING SAME, BY THE CITY BUILDING INSPECTOR AT THE OWNER'S COST; AND PROVIDING FOR THE POSTING OF PROPERTY TO PROHIBIT AND PROVIDE PENALTIES FOR TRESPASSERS; AND PROVIDING PENALTIES FOR THE VIOLATION OF SAME.

BE IT ORDAINED BY THE CITY OF BELLE MEADE AS FOLLOWS:

SECTION 1. In any instance where construction of a building has been begun, and has progressed so that an enclosure has been formed, whether with or without roof, and further construction has ceased, such structure unless access to same by unauthorized persons shall be prevented, in accordance with further provisions hereof, is hereby declared to be a public nuisance, and the owner thereof shall be required to abate same, or to pay the cost of abating same, as is hereafter provided.

SECTION 2. In any instance where a structure has been damaged by fire, windstorm or other casualty so as no longer to be fit for human occupancy, or for any other use for which it was erected or constructed, the owner thereof shall take immediate steps to prevent access thereto by unauthorized persons, and in the event of the failure of the owner so to do, such damaged structure is declared to be a public nuisance, and the owner thereof shall be required to abate same, or to pay the cost of abating same, as is hereafter provided.

SECTION 3. The City Building Inspector shall make periodic inspections of all premises in the City and shall also require that reports be made to him by the Police Department and by the Fire Department under contract with the City, of all damage to structures by fire, windstorm or other casualty of which they have knowledge. In any case where the City Building Inspector shall find that the construction work upon any building or structure has ceased for a period of four consecutive weeks, or more, or that a building or structure has been damaged by fire, windstorm or other casualty so as no longer to be fit for human occupancy, or for the purpose for which it was constructed, or where the City Building Inspector shall find that any such structure has been abandoned, but that access thereto, and the means of ingress and egress have not been effectively closed, then the City Building Inspector is expressly authorized and directed to notify the owner of record of such property forthwith, and to require in said notice that the owner take steps, within one week from receipt thereof, either to (1) remove such incomplete, damaged or abandoned building or structure or (2) effectively close all openings thereof or means of access thereto, so as to prevent all unauthorized

persons from going upon and entering such building or structure. In the event the owner shall fail to take measures to comply with either of the alternatives specified in the notice, as set out hereinabove, then the City Building Inspector shall take such steps as he shall deem necessary to close all openings of the structures and bar all ways of access thereto, securing same by lock and key, and shall notify the owner of the expense thereof, which shall be payable by the owner. In the event the owner shall not pay the cost of same, such cost shall be added to the tax assessed and collected upon the real property upon which such structure is located, and shall bear interest and penalty after the penalty date of such real property taxes.

SECTION 4. The City Building Inspector shall, at the time of securing all openings and closing all means of access to property by lock and key, in accordance with the preceding Section hereof, cause notices to be posted upon the property requiring all persons to keep off same without permission of the owner, and thereafter any person except personnel of the City Building Inspector's office or of the Police Department of the City of Belle Meade who shall go upon the real estate so posted shall be guilty of violation hereof.

SECTION 5. Any person who shall violate any of the provisions hereof, shall, upon conviction, be fined not less than two (\$2.00) Dollars nor more than fifty (\$50.00) Dollars for each such offense.


MAYOR


VICE MAYOR

COMMISSIONER


RECORDER

Passed First Reading
July 23, 1959.
Passed Second Reading
August 27, 1959.
Passed Third Reading
and Adopted
November 16, 1959.