

ORDINANCE NO. 483

AN ORDINANCE CREATING CHAPTER 15.28 OF THE MILLS TOWN CODE ESTABLISHING A PROCEDURE FOR THE ABATEMENT OF DANGEROUS BUILDINGS IN THE TOWN OF MILLS

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF MILLS, WYOMING:

Chapter 15.28

ABATEMENT OF DANGEROUS BUILDINGS

Sections:

15.28.010	Title
15.28.020	Adoption
15.28.030	Amendments, alterations and deletions
15.28.040	Violation - Penalty

Section 1:     Title                   15.28.010

This chapter shall be known as the "Uniform Code for the Abatement of Dangerous Buildings" of the town. (Ord. 20-89 § 1, 1989)

Section 2.     Adoption           15.28.020

Pursuant to the authority of Wyoming Statute Section 15-1-103(A)(XXVI) and (XLI), there is adopted by the town for the purpose of prescribing regulations for the minimum standards to safeguard life, health, property and public welfare that certain suggested code known as the Uniform Code for the Abatement of Dangerous Buildings, being particularly the 1988 Edition there, and the whole thereof, except such portions as are in this chapter modified, deleted or amended by Section 15.28.03; not less than three copies of which have been, and are now filed in the office of the town clerk, engineer or planner of the town, and the same is adopted and incorporated as fully as if set out in length herein and from the date on which the ordinance codified in this chapter takes effect, the provisions hereof shall be controlling within the limits of the town. (Ord. 20-89 § 2, 1989)

Section 3.     Amendments, alterations and deletions           15.28.030

The Uniform Code for the Abatement of Dangerous Buildings, 1988 Edition, is amended and changed in the following respects:

A. Section 205 is amended as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of not less than three members of the town council. The building official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The Board of Appeals shall be appointed by the Mayor with the consent of the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official. Appeals to the board shall be processed in accordance with the provisions contained in Section 501 of this code. Copies of all rules or regulations adopted by the board shall be delivered to the building official, who shall make them freely accessible to the public.

B. Section 301 - Definition. Add the following definitions:

Building Official - Where used in this code, the term "Building Official" shall be defined as the Town of Mills Building Inspector or his authorized representative.

Demolition Contractor - A licensed demolition or building contractor.

Demolition Permit - An official document or certificate issued by the Building Official authorizing performance of a specific activity.

C. Section 302(16) is amended to read as follows:

Any building or structure because of obsolescence, dilapidated conditions, deterioration, damage, inadequate exists, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heat apparatus, or other cause is determined by the Fire Chief to be a fire hazard.

D. Section 404(a) Posting. Section 404(a) is amended to read as follows:

Every notice to vacate shall, in addition to being served and containing the information set forth in Section 401(c), be posted at or upon each exit of the building, and shall be in substantially the following form:

Do not enter unsafe to occupy. It is a misdemeanor to occupy this building or remove or deface this notice.  
(Section 401(c) information here).

By order of the Building Inspector of the Town of Mills, Wyoming

E. Add new Section 600 to read as follows:

Hearings shall be conducted pursuant to Wyoming Administrative Procedures Act (W.S. Section 16-3-101 et seq.) And as otherwise provided in this Chapter. In the event of a conflict, the provisions of the Wyoming Administrative Procedures Act shall control.

F. Add Section 803. Permits Required (A).

A demolition permit shall be obtained from the Building Official before any demolition or removal of the structure occurs. The permit must be obtained by a licensed demolition contractor or the owner of record of the property. However, the demolition permit will be valid for a period not to exceed ninety (90) days. The permit may be extended for a period of up to ninety (90) days provided the permittee can demonstrate that the demolition project is of sufficient size or scope that it will require additional time to complete the demolition project.

Section 4. Violation - Penalty 15.28.040

Any person, firm, or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued, or permitted, shall be a separate offense. Upon conviction of any such violation, such person may be punished by fine not to exceed Seven Hundred Fifty Dollars per offense. (Ord. 7-94 § 2, 1994)

Section 5. REPEAL OF CONFLICTING ORDINANCES

All existing Ordinances or parts of Ordinances of the Town of Mills are hereby repealed insofar as they may be inconsistent with the provisions of this Ordinance.

Section 6. SEPARABILITY OF PROVISIONS

It is the intention of the Council that each separate provision of this Ordinance be deemed independent of all other provisions, and it is further the intention of the Council that if any provisions

of this Ordinance be declared invalid for any reason that all other provisions hereof shall remain valid and enforceable.

Section 7:

This Ordinance shall be in full force and effect ten (10) days following its passage and approval on third and final reading; however, the provisions of this Ordinance shall not be given retroactive effect.

PASSED on 1st reading the 8th day of August, 2001.

PASSED on 2nd reading the 5th day of September, 2001.

PASSED, APPROVED, AND ADOPTED on the 3rd and final reading on the 3rd day of October, 2001.

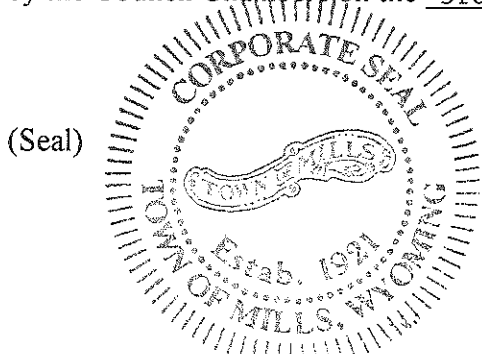
TOWN OF MILLS, WYOMING  
A Municipal corporation,

By: *Robert Goff*  
Robert Goff, Mayor

ATTEST:

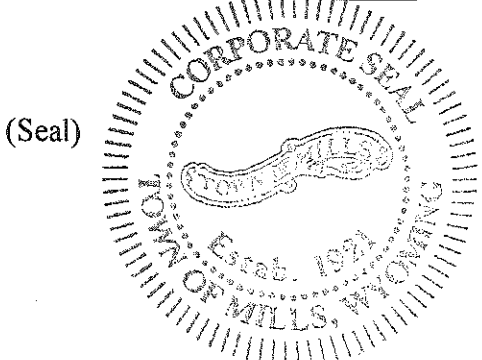
*Raeann Weber*  
Raeann Weber  
Town Clerk

I, Raeann Weber, Town Clerk of the Town of Mills, Wyoming, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 9, entitled "AN ORDINANCE CREATING CHAPTER 15.28 OF THE MILLS TOWN CODE ESTABLISHING A PROCEDURE FOR THE ABATEMENT OF DANGEROUS BUILDINGS IN THE TOWN OF MILLS" passed on Third Reading by the Town Council of the Town of Mills, Wyoming, at a regular meeting held by the Council Chambers on the 3rd day of October, 2001.



*Raeann Weber*  
Raeann Weber  
Town Clerk

I, the regularly appointed, duly qualified and action Town Clerk of the Town of Mills, Wyoming, do hereby certify that signed, attested, sealed, and certified copies of this Ordinance No. 9 approved and passed as certified above, and following its passage by the Town Council, was posted in the Town Clerk's Office and the Mills Post Office for a period of ten (10) days as required by law; that it took effect and became in force as a legal ordinance of the Town of Mills, Wyoming on the 3rd day of October, 2001.



*Raeann Weber*  
Raeann Weber  
Town Clerk