

ARTICLE VIII. DANGEROUS AND UNSAFE BUILDINGS*

***Editor's note:** Ordinance No. 834, § 1, adopted Sept. 12, 1988, amended Art. VIII of Ch. 6, Dangerous and Unsafe Buildings, in its entirety to read as herein set out. The substantive provisions of former Art. VIII, §§ 6-178--6-190, were carried over to Ord. No. 912 of the city's 1958 Code, and from Ord. No. 154, § 1, adopted June 13, 1960, and Ord. No. 561, § 1, adopted June 13, 1975.

Sec. 6-178. Unlawful to keep or maintain.

It is unlawful for any owner or agent thereof to keep or maintain any dwelling, building, structure or other dangerous or unsafe building as defined by this article.

(Ord. No. 834, § 1, 9-12-88; Ord. No. 1003, § 1, 2-26-01)

Sec. 6-179. Definition of dangerous or unsafe building.

As used in this article, "dangerous or unsafe building" means any building or structure or part thereof which has one or more of the following defects or is in any of the following conditions:

- (1) Whenever any door, aisle, passageway, elevator, fire escape, stairway or other means of egress does not conform to the approved fire code of the City of Madison Heights.
- (2) Whenever any portion has been damaged by fire, wind, flood or by any other cause such that the structural strength or stability is appreciably less than it was before such damage and does not meet the minimum requirements of this article or any building code of the City of Madison Heights or any similar structure, purpose or location.
- (3) Whenever any portion, member or appurtenance is likely to fall or become detached and thereby injure persons or damage property.
- (4) Whenever any interior walls or other vertical structural members list, lean or bulge such that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- (5) Whenever any portion has settled to such an extent that the walls or other structural members have less resistance to wind than is required in the case of new construction by this article or any building code of the City of Madison Heights.
- (6) Whenever the building or structure, or any part thereof, because of dilapidation, poor construction, or because of removal or movement of some portion of the ground not supporting such building, or portion thereof, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underlining is likely to fall or give way.