

City of Ladonia, Fannin County Texas
ORDINANCE NO. 2013-03-04

The City of Ladonia, Texas is committed to the abatement of vacant property found to be unsafe, substandard and/or unsecured.

Chapter 3, Article 3.400, of the Code of Ordinances of the City of Ladonia, Texas, states that all unsafe buildings and structures within the terms of this article are hereby declared public nuisances and illegal.

THE CODE REQUIRES THE OWNER OF THE BUILDING OR STRUCTURE SECURE ALL DOORS, WINDOWS, AND STRUCTURAL OPENINGS OF SAID PERMISES TO PREVENT ACCESS BY UNAUTHORIZED PERSONS.

The following conditions shall be utilized in determining whether a building or structure should be declared an unsafe building:

1. The building, structure or any part thereof is liable to partially or fully collapse.
2. The building, structure or any part thereof was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state or federal government. (Residential structures are evaluated according to the 2003 International Property Maintenance Code.)
3. Any wall or other vertical structural members list, lean, or buckle to such extent that a plumb line passing through the center of gravity falls outside the middle third of its base.
4. The foundation or the vertical or horizontal supporting members are twenty-five (25) percent or more damaged or deteriorated.
5. The non-supporting covering of walls, ceilings, roofs, or floors are fifty (50) percent or more damaged or deteriorated.
6. 11 buildings or structures of which the floor, walls, ceilings, and all supporting members are not capable of bearing imposed loads safely.
7. The building, structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or any other cause to such an extent that it has become dangerous to the public health, safety and welfare.
8. The building, structure or any part thereof has inadequate means of egress as required by the city's building code.
9. The building or structure does not have adequate light, ventilation, or sanitation facilities as required by the city's building code and plumbing code.
10. All building or structures not wired so as to provide in operating condition electrical circuits sufficient to safely carry a load imposed by normal use of appliances and fixtures.

11. All buildings or structures which constitute or in which are maintained a fire hazard as that term is defined by the ordinances of the city.
12. All buildings or structures in noncompliance with the requirements of the city's building code, electrical code, plumbing code, fire code, or other applicable codes of the city such that said buildings or structures constitute a menace or hazard to the public health or safety.
13. All buildings or structures so dilapidated or substandard as to be unfit for human habitation and a hazard to the public health, safety, and welfare.
14. All buildings or structures so deteriorated or constructed or permitted to be constructed as to constitute a menace to the health or safety, including all conditions conducive to the harboring of rats mice or other disease-carrying animals or insects, reasonably calculated to spread disease, including such conditions hazardous to safety as inadequate bracing or use of deteriorated materials.
15. All buildings or structures, regardless of their structural condition, which are unoccupied by their owners, lessees, or other invitees and are unsecured from unauthorized entry to the extent they could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.

PASSED AND APPROVED, this 4th day of March, 2013.



Janis Cooper, Mayor

ATTEST:



Tara Tucker, City Secretary