



## Chapter 6

### BUILDINGS AND BUILDING REGULATIONS\*

\* **Cross References:** Standards for primary and secondary enclosures for wild animals, § 4-161 et seq.; environment, ch. 10; roads, ch. 20; solid waste management, ch. 22; utilities, ch. 26.

**State Law References:** Building code council and state building code, G.S. 143-136 et seq.; authority of county to levy taxes for building inspection, G.S. 153A-149(c)(26).

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#### ARTICLE I.

#### IN GENERAL

Secs. 6-1--6-30. Reserved

#### ARTICLE II.

#### TECHNICAL CODES



### **Sec. 6-31. Adoption of technical codes; amendments.**

(a) There is hereby adopted by reference and incorporated in this chapter the latest and current revisions of each of those certain codes known as and entitled, "Volume I - General Construction Code; Volume I-A - Administration and Enforcement Requirements; Volume I-C - Accessibility Code; Volume II - Plumbing Code; Volume III - Mechanical Code; Volume IV - Electrical Code; Volume V - Fire Prevention Code; Volume VI - Gas Code; Volume VII - Residential; and Volume VIII - Modular Construction." Copies of these codes and all technical codes and standards adopted by reference, shall be filed with, and available for public inspection in the offices of the clerk to the board of county commissioners and the building inspector of the county.

(b) Amendments to codes and standards adopted by reference in this section which are adopted and published by the state building code council shall be effective in the county at the time such amendments become a part of the respective volumes of the state building code.

(Ord. of 10-23-1993, § 1)

### **Sec. 6-32. Intent of chapter.**

(a) It is the intent of this chapter to prescribe regulations consistent with nationally recognized good practice for the safeguarding of life and property within the jurisdiction of the county.

(b) This chapter shall not be construed to hold the county responsible for any damage to persons or property by reason of the inspection or reinspection authorized in this chapter or failure to inspect or reinspect or the permits issued or denied as provided in this chapter or by reason of the approval or disapproval of any equipment authorized in this chapter.

(Ord. of 10-23-1993, § 2)

**State Law References:** State building code applicable throughout the state, G.S. 143-138(e).

### **Secs. 6-33--6-50. Reserved.**

## **ARTICLE III.**

### **MINIMUM HOUSING STANDARDS**

#### **Sec. 6-51. Purpose.**

(a) The purpose of this article is to serve a need by providing a standard for suitable living conditions within the county. It is not the intention of this article to displace or force inhabitants from occupied dwellings. This standard is a guide aimed at protecting the public's life, health and general welfare in buildings used as habitable dwellings. This protection is provided through the enforcement of this article by agents of the county. The basis for creating this article is to improve substandard living conditions that exist within the county.

(b) The areas of inspections that this article shall address are:

(1) The structural strength of a building;



- (2) Sanitation;
- (3) Plumbing;
- (4) Electrical conditions;
- (5) Adequate light and ventilation;
- (6) Safety to the life and property from fire;
- (7) Heat source; and
- (8) Other hazards of all dwellings or premises used as such.

This article shall apply to all existing housing and to all housing hereafter constructed within the county. This article shall apply to and is inclusive of other municipalities jurisdiction and their extraterritorial zoning jurisdiction.

(Ord. of 10-6-2003, intro.)

#### **Sec. 6-52. Finding; purpose.**

(a) Pursuant to G.S. 160A-441, it is hereby found and declared that there exist in the county, dwellings which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents and other calamities, lack of ventilation, light and sanitary facilities, and due to other conditions rendering such dwellings unsafe or unsanitary and dangerous and detrimental to the health, safety and morals and otherwise inimical to the welfare of the county. There also exist abandoned structures which constitute health and safety hazards due to the attraction of insects, conditions creating fire hazards, dangerous conditions constituting a threat to children, and frequent use by vagrants.

(b) In order to protect the health, safety and welfare of the residents of the county as authorized by G.S. 160A-19, it is the purpose of the article to establish minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized by G.S. 160A-444. (Ord. of 10-6-2003, § 1)

#### **Sec. 6-53. Definitions.**

Meaning of certain words shall mean that whenever the words "dwelling, dwelling unit, rooming unit, premises" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

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

*Basement* means a portion of a dwelling located at least 50 percent underground, having direct access to light and air from windows located above the level of the adjoining ground.



*Cellar* means a portion of a building located partly or wholly underground, having inadequate access to light and air from windows located partly or wholly below the level of the adjoining ground.

*Deteriorated* means that a dwelling is unfit for human habitation and can be repaired, altered, or improved to comply with all of the minimum standards established by this article, at a cost not in excess of 50 percent of its value, as determined by the findings of the inspector.

*Dilapidated* means that a dwelling is unfit for human habitation and cannot be repaired, altered, or improved to comply with all of the minimum standards established by this article at a cost not in excess of 50 percent of its value, as determined by the findings of the inspector.

*Dwelling* means any building, structure, manufactured mobile home of which is wholly or partly used or intended to be used for living or sleeping by human occupants, provided that temporary housing as hereinafter defined shall not be regarded as a dwelling.

*Dwelling unit* means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

*Extermination* means the control and elimination of insects, rodents or other pests by elimination of their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping or by any other recognized and legal pest elimination methods approved by the inspectors.

*Garbage* means the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

*Habitable room* means a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, heater rooms, foyers, or communicating corridors, closets and storage spaces.

*Hearing officer* means the county director of planning and inspections or his designee.

*Housing appeals board* means the county board of adjustment.

*Infestation* means the presence within or around a dwelling of any insects, rodents or other pests in such number as to constitute a menace to the health, safety or welfare of the occupants or the public.

*Inspector* means a building inspector of the county or any agent of the inspector who is authorized by the inspector.

*Multiple dwelling* means any building containing more than two dwelling units.

*Occupant* means any person over one year of age, living, sleeping, cooking or eating in, or having actual possession of a dwelling unit or rooming unit.



*Operator* means any person who has charge, care or control of a building or part thereof, in which dwelling units or rooming units are let.

*Owner* means any person who alone, or jointly, or severally with others shall have:

- (1) Title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
- (2) Charge, care or control of any dwelling unit, as owner or agent of or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner; and such person representing the actual owner shall be bound to comply with the provisions of this article, and rules and regulations adopted pursuant thereto, to the same extent as if they were the owner.

*Plumbing* means and includes all of the following: supplied facilities and equipment, gas pipes, gas burning equipment, water pipes, mechanical garbage disposal units (mechanical sink grinder), waste pipes, water closets, sinks, installed dishwashers, catch basin, drains, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas lines.

*Public authority* means any officer who is in charge of any department or branch of the government of the county or the state relating to health, fire, building regulations or other activities concerning dwellings in the county.

*Rooming unit* means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

*Roominghouse* means any dwelling, or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to three or more persons who are not husband and wife, son or daughter, mother or father or sister or brother of the owner or the operator.

*Rubbish* means combustible and noncombustible waste materials except garbage and ashes, and the term shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimming, tin cans, metals, mineral matter, glass crockery, and dust.

*Supplied* means paid for, furnished or provided by, or under the control of, the owner or operator.

*Temporary housing* means temporary labor camps and migrant labor housing.

*Transportable housing* means any tent, trailer or other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure, or to any utility system on the same premises for more than 30 consecutive days.

*Unfit for human habitation* means that conditions exist in a dwelling which violate or do not comply with one or more of the minimum standards of fitness or one or more of the requirements established by this article.



(Ord. of 10-6-2003, § 2)

**Cross References:** Definitions generally, § 1-2.

#### **Sec. 6-54. Minimum standards--Dwellings and dwelling units.**

Every dwelling and dwelling unit used or intended for human habitation except transportable and temporary housing or held out for use as a human habitation, shall comply with all of the minimum standards of fitness for human habitation and all of the requirements of sections 6-55--6-59. No person shall occupy as owner-occupant, or let to another for occupancy or use as a human habitation, any dwelling or dwelling unit which does not comply with all of the minimum standards of fitness for human habitation and all of the requirements of sections 6-55--6-59.

(Ord. of 10-6-2003, § 3)

#### **Sec. 6-55. Same--Structural condition.**

(a) Walls, floors and roofs shall not have rotted, deteriorated or damaged supporting members to a point where the structural integrity would not be reasonably safe for the purpose used.

(b) Foundation, foundation walls, piers or other foundation supports shall not be deteriorated or damaged to a point where the supporting strength would not be safe for the purpose used.

(c) Stairs, porches and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon.

(d) Egress; every dwelling unit shall be provided with adequate means of egress as required by the state residential building code (volume VII of the state building code).

(e) The roof, flashing, exterior walls, basement walls, floors and all doors and windows exposed to the weather shall be constructed and maintained so as to be reasonably weatherproof and airtight.

(f) There shall be no chimney or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.

(g) There shall be no use of the ground for floors or wood floors on the ground.

(Ord. of 10-6-2003, § 4)

#### **Sec. 6-56. Same--Basic equipment and facilities.**

(a) *Plumbing system.*

(1) Each dwelling unit shall be connected to a potable water supply and to the public sewer or approved sewage disposal system.

(2) Each dwelling unit must contain the following as required by the state plumbing codes; a kitchen sink, lavatory, tub or shower, water closet and adequate supply of both cold water and hot water.



All water shall be supplied through an approved pipe distribution system connected to a potable water supply.

- (3) All plumbing fixtures shall meet the standards of the state plumbing code and shall be maintained in an operable condition.
- (4) All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of same. The water closet and tub or shower shall be located in a room or rooms affording privacy to the user.

(b) *Heating system.* Every dwelling unit shall have facilities for providing heat in accordance with either subsection (b)(1) or (2) of this section:

- (1) *Central and electric heating systems.* Every dwelling should have facilities provided to heat the dwelling to a temperature of 68 degrees Fahrenheit three feet above the floor level during ordinary winter conditions.
- (2) *Other heating facilities.* Where a central or electric heat is not provided, each dwelling and dwelling unit shall be provided with sufficient fireplaces, chimneys, flues or gas vents whereby heat appliances may be connected so as to heat all habitable rooms with minimum temperature of 68 degrees Fahrenheit measured three feet above the floor during ordinary winter conditions.

(c) *Electrical system.*

- (1) Every dwelling and dwelling unit shall be wired for electric lights and convenience receptacles, connected in such a manner as determined by the National Electrical Code. There shall be installed in every bathroom, water closet, room and laundry room, at least one supplied ceiling or wall-type electric light fixture.
- (2) Every public hall and stairway in every multiple dwelling shall be adequately lighted by electric lights at all times when natural daylight is not sufficient.
- (3) All fixtures, receptacles, equipment and wiring shall be maintained in a state of good repair and safe. All repairs, replacements and additions shall be installed in accordance with the National Electrical Code.

(Ord. of 10-6-2003, § 5)

### **Sec. 6-57. Same--Ventilation.**

(a) *Habitable rooms.* Except when provided with mechanical ventilation, every habitable room shall have an operable window, the size of which, shall be not less than eight percent of the floor area of such room.

(b) *Bathroom and water closet rooms.* Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms except that no window or skylight shall be required in adequately ventilated bathrooms and water closet rooms equipped with an approved ventilation



system.

(Ord. of 10-6-2003, § 6)

### **Sec. 6-58. Same--Space, use, and location.**

(a) *Room sizes.* Every dwelling unit shall contain at least the minimum room size in each habitable room as required by the state residential building code (volume II of the state building code) as follows:

- (1) Every dwelling unit shall contain at least 150 square feet of habitable floor area. Other habitable rooms shall have an area of not less than 70 square feet.
- (2) In every dwelling unit and in every rooming unit, every room occupied for sleeping purposes shall contain at least 70 square feet of floor area. Every kitchen shall have not less than 50 square feet of floor area. Habitable rooms, except kitchens, shall be not less than seven feet in any horizontal dimension.

(b) *Ceiling height.* At least one-half of the floor area of every habitable room shall have a ceiling height of not less than seven feet and six inches.

(c) *Floor area calculation.* Floor area calculation shall be as required by the state residential building code (volume VII) and as follows: floor area shall be calculated on the basis of habitable room area. However, closet area and wall area within the dwelling unit may count for not more than ten percent of the required habitable floor area, the floor area of any part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area computing the total area of the room to determine maximum permissible occupancy.

(Ord. of 10-6-2003, § 7)

### **Sec. 6-59. Same--Control of insects, rodents and infestations.**

(a) *Screens.* In every dwelling unit, for protection against mosquitoes, flies and other insects, every door opening directly from a dwelling unit to outdoor space shall have supplied and installed screens and a self-closing device; and every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall likewise be supplied with screens installed. If central heating and air conditioning is provided then no screens are required.

(b) *Infestation.* Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents or other pests therein or on the premises; and every occupancy of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested. Wherever infestation is caused by failure of the owner to maintain a dwelling in a reasonably rodent and insect proof condition, extermination shall be the responsibility of the owner. Whenever infestation exists in two or more dwelling units, extermination shall be the responsibility of the owner.

(c) *Garbage storage and disposal.* Every dwelling unit in a multiple unit facility shall be supplied with an approved garbage disposal facility.



(Ord. of 10-6-2003, § 8)

### **Sec. 6-60. Responsibilities of owner and occupants.**

(a) Every owner of a dwelling shall be responsible for maintaining in a clean and sanitary condition the dwelling and premises thereof.

(b) Care of facilities, equipment and structure. No occupant shall willfully destroy, deface or impair any of the facilities or equipment, or any part of the structure of a dwelling or dwelling unit, however, the owner is ultimately responsible for the care of facilities, equipment and structure.

(Ord. of 10-6-2003, § 9)

### **Sec. 6-61. Duties of building inspector.**

The building inspector is hereby designated as the officer to enforce the provisions of this article and to exercise the duties and power herein prescribed:

- (1) Upon a request of a public authority, the head of household, or written request of five unrelated residents of the county, the building inspector shall investigate the dwelling and the dwelling conditions in order to determine if the dwelling unit is unfit for human habitation;
- (2) To take such action, together with other appropriate departments and agencies, public and private, as may be necessary to effect rehabilitation of housing which is deteriorated;
- (3) To keep a record of the results of inspections made under this article and an inventory of those dwellings that do not meet the minimum standards of fitness herein prescribed; and
- (4) To perform such other duties as may be herein prescribed.

(Ord. of 10-6-2003, § 10)

### **Sec. 6-62. Power of building inspector.**

The building inspector is authorized to exercise such power as provided by state statutes.

(Ord. of 10-6-2003, § 11)

### **Sec. 6-63. Inspections; duties of owners and occupants.**

For the purpose of making inspections, the inspector is hereby authorized to enter, examine and survey at all reasonable times all dwellings, dwelling units, rooming units and premises. The owner or occupant of every dwelling, dwelling unit or rooming unit or the person in charge thereof, shall give the inspector free access to such dwelling, dwelling unit or rooming unit and its premises at all reasonable times for the purposes of such inspection, examination and survey. Every occupant of a dwelling or dwelling unit shall give the owner thereof or his agent or employee, access to any part of such dwelling or dwelling unit, and its premises, at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this article or with any lawful order issued pursuant to the provisions of this article.



(Ord. of 10-6-2003, § 12)

#### **Sec. 6-64. Procedures for enforcement.**

(a) *Preliminary investigation; notice hearing.* Whenever a request is filed with the inspector by a public authority, head of household, or at least five unrelated residents of the county charging that any dwelling or dwelling unit is unfit for human habitation, or whenever it appears to the inspector, upon inspection that any dwelling, dwelling unit or rooming unit is unfit for human habitation, he shall, if his preliminary investigation disclosed a basis for such charges, issue and cause to be served upon the owner of and parties charges containing a notice that a hearing will be held before the hearing officer at a place therein fixed, not less than ten nor more than 30 days after the serving of the complaint. The owner or part owner of any property in interest shall have the right to file an answer to the complaint and to appear in person or otherwise, and give testimony at the place and time fixed in the complaint. Notice of such hearing shall also be given to the party initiating the complaint relating to such dwelling. Any person desiring to do so may attend such hearing and give evidence relevant to the matter being heard. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the hearing officer.

(b) *Procedures after hearing.* After such notice and hearing, the inspector shall state in writing his determination whether such dwelling unit is unfit for human habitation, and if so, whether it is deteriorated or dilapidated.

- (1) If the inspector determines that the dwelling or dwelling unit is deteriorated, he shall state in writing his findings of fact in support of such determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to repair, alter and improve such dwelling or dwelling unit to comply with the minimum standards of fitness established by this article within a specified period of time, not to exceed 90 days. Such order may also direct and require the owner to vacate and close such dwelling or dwelling unit until such repairs or alterations and improvements have been made.
- (2) If the inspector determines that the dwelling is dilapidated, he shall state in writing his findings of fact to support such determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to either repair, alter and improve such dwelling or dwelling unit to comply with the minimum standards of fitness established by this article or else vacate and remove or demolish the same within a specified period of time not to exceed 90 days.

(c) *Failure to comply with order.*

- (1) *In persona remedy.* If the owner of any deteriorated dwelling unit shall fail to comply with an order of the inspector to repair, alter, or improve the same within the time specified therein, or if the owner of a dilapidated dwelling shall fail to comply with an order of the inspector to vacate and close, and remove or demolish the same within the time specified therein, the inspector shall submit to the governing body at its next regular meeting a resolution directing the county attorney to petition the superior court for an order directing such owner to comply with the order of the inspector as authorized by G.S. 160A-446(g).



- (2) *In rem remedy.* After failure of an owner of a deteriorated dwelling or dwelling unit, or of a dilapidated dwelling, to comply with an order of the inspector within the time specified therein, if injunctive relief has not been sought or has not been granted as ordinance ordering the inspector to cause such dwelling or dwelling unit to be repaired, altered, improved or vacated and closed and removed or demolished, as provided in the original order of the inspector, and pending such removal or demolition to placard such dwelling as provided by G.S. 160A-443 and section 6-66.

(d) *Appeals from order of inspector.* An appeal from any decision or order of the inspector may be taken by any person aggrieved thereby. Any appeal from the inspector shall be taken within ten days from the rendering of the decision or service of the order, and shall be taken by filing with the inspector and with the housing appeals board (the board) a notice of appeal which shall specify the grounds upon which the appeal is based. Upon the filing of any notice of appeal, the inspector shall forthwith transmit to the board all the papers constituting the record upon which the decision appealed from was made. When an appeal is from a decision of the inspector refusing to allow the person aggrieved thereby to do any act, his decision shall remain in force until modified or reversed. When any appeal is from a decision of the inspector requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the board, unless the inspector certifies to the board, after the notice of appeal is filed with him, that by reason of the facts stated in the certificate (a copy of which shall be furnished the appellant), a suspension of his requirement would cause imminent peril to life or property, in which case the requirement shall not be suspended except by a restraining order, which may be granted for due cause shown upon not less than one day's written notice to the inspector, by the board, or by a court of record upon petition made pursuant to G.S. 160A-446(f) and subsection (e) of this section.

- (1) The board shall fix a reasonable time for the hearing of all appeals, shall give due notice to all the parties, and shall render its decision within a reasonable time. Any party may appear in person or by agent or attorney. The board may reverse or affirm wholly or partly, or may modify the decision or order appealed from, and may make such decision and order as in its opinion ought to be made in the matter, and to that end it shall have all the powers of the inspector, but the concurring vote of four members of the board shall be necessary to reverse or modify any decision or order of the inspector. The board shall have power also in passing upon appeals, or in any case where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the ordinance, to adapt the application of the ordinance to the necessities of the case, to the end that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.
- (2) Every decision of the board shall be subject to review by proceedings in the nature of certiorari instituted within 15 days of the decision of the board, but not otherwise.

(e) *Petition to superior court by owner.* Any person aggrieved by an order issued by the inspector or a decision rendered by the board shall have the right, within 30 days after issuance of the order or rendering of the decision, to petition the superior court for a temporary injunction, restraining the inspector pending a final disposition of the case, as provided by G.S. 160A-446(f).  
(Ord. of 10-6-2003, § 13)



### **Sec. 6-65. Methods of service of complaints and orders.**

Complaints or orders issued by the inspector shall be served upon persons either personally or by registered or certified mail, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the inspector in the exercise of reasonable diligence, the inspector shall make an affidavit to that effect, and the serving of such complaint or order upon such person may be made by publishing the same once each week for two successive weeks in a newspaper, circulating in the county. Where service is made by publication, a notice of the pending proceedings shall be posted in conspicuous place on the premises affected by the complaint or order.

(Ord. of 10-6-2003, § 14)

### **Sec. 6-66. In rem action by inspector placarding.**

(a) After failure of an owner of a dwelling or dwelling unit to comply with an order of the inspector issued pursuant to the provision of this article, and upon adoption by the county board of commissioners ordinance authorizing and directing him to do so, as provided by G.S. 160A-443(5) and section 6-64(c) of this article, the inspector shall proceed to cause such dwelling or dwelling unit to be repaired, altered, or improved to comply with the minimum standards of fitness established by this article or to be vacated and closed and removed or demolished, as directed by the ordinance of the board of commissioners and shall cause to be posted on the main entrance of such dwelling or dwelling unit a placard with the following words: "This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful." Occupation of a building so posted shall constitute a misdemeanor.

(b) Each such ordinance shall be recorded in the office of the register of deeds in the county wherein the property is located, and shall be indexed in the name of the property owner in the grantor index as provided by G.S. 160-433(5).

(Ord. of 10-6-2003, § 15)

### **Sec. 6-67. Costs a lien on premises.**

As provided by G.S. 160a-443(6), the amount of the cost of any repairs, alterations or improvements or vacating and closing, or removal or demolition, caused to be made or done by the inspector pursuant to section 6-66, shall be a lien against the real property upon which cost was incurred. Such lien shall be filed, have the same priority and be enforced and the costs collected as provided by G.S. 160A-10.

(Ord. of 10-6-2003, § 16)

### **Sec. 6-68. Alternative remedies.**

Neither this article nor any of its provisions shall be construed to impair or limit in any way the power of the county to define and declare nuisances and to cause their abatement by summary action or otherwise, or to enforce this ordinance by criminal process as authorized by G.S. 14-4 and section 6-69, and the endorsement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided in this article or in other ordinances or laws.

(Ord. of 10-6-2003, § 17)



### **Sec. 6-69. Housing appeals board.**

There is hereby created a housing appeals board to which appeals may be taken for decisions or orders of the inspector, as provided by section 6-64(d). The board shall consist of the county board of adjustment. The board shall have the power to elect its own officers, to fix the times and places of its meeting, to adopt necessary rules or procedures and to adopt other rules and regulations for the proper discharge of its duties. The board shall perform the duties prescribed in section 6-64(d) and shall keep an accurate record of all its proceedings.

(Ord. of 10-6-2003, § 18)

### **Sec. 6-70. Conflict with other provisions.**

In the event that any provision, standard or requirement of this article is found to be in conflict with any provision of any other ordinance or code of the county, the provision which established the higher standard or more stringent requirement for the promotion and protection of the health and safety of the residents of the county shall prevail.

(Ord. of 10-6-2003, § 19)

### **Sec. 6-71. Violations; penalty.**

(a) It shall be unlawful for the owner of any dwelling or dwelling unit to fail, neglect or refuse to repair, alter or improve the same, or to vacate and close and remove or demolish the same, upon the inspection duly made and served as provided in this article, within the time specified in such order, and for its repair, alteration or improvement or its vacation and such closing, and each day that such a misdemeanor exists constitutes a separate offense as provided by G.S. 14-4.

(b) The violation of any provision of this article shall constitute a misdemeanor, as provided by G.S. 14-4.

(Ord. of 10-6-2003, § 20)