(Ord. No. 9808, § 1, 11-12-92)

**Sec. 21-15.Renting buildings unfit for habitation prohibited.**

It shall be unlawful for any owner or party in interest of a dwelling or of a building to rent or offer for rent any dwelling or building or rooming unit which is unfit for human habitation due to dilapidation, defects increasing the hazard of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, and due to other conditions rendering such dwelling or building or rooming unit unsafe or unsanitary or dangerous or detrimental to the health, safety or morals or otherwise inimical to the welfare of the residents of the city. A certificate of occupancy shall be obtained from the Building Official of the City of Chattanooga before renting, leasing or occupying any condemned structure. (Code 1986, § 21-10; Ord. No. 9808, § 1, 11-12-92)

**Sec. 21-16.Transfer of ownership.**

It shall be unlawful for the owner of any dwelling unit or structure who has received compliance order, or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order, or notice of violation has been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation for making the corrections or repairs required by such compliance order or notice of violation.

(Ord. No. 9808, § 1, 11-12-92)

**Sec. 21-17.Mailing, posting of notices and orders.**

In cases, except emergency cases, where the owner, occupant, lessee or mortgagee is absent from the City, all notices or orders provided for herein shall be sent by certified mail, return receipt requested to the last known address of any owner, occupant, mortgagee, lessee and all other persons having an interest in the dwelling, rooming house or building, as shown by the public records, to the last known address of each, and a copy of such notice shall also be posted in a conspicuous place on the dwelling, rooming house or building to which it relates.

(Code 1986, § 21-16; Ord. No. 9808, § 1, 11-12-92)

**Sec. 21-18.General cleanliness, freedom from infestation.**

It shall be the duty of an inhabitant of any dwelling or rooming house or occupant of any building to keep that portion of the property which he occupies, or over which he has exclusive control, clean and free from any accumulation of dirt, filth, rubbish, garbage or similar matter, and free from rodent or vermin infestation. If an occupant shall fail to keep his portion of the property clean, a housing inspector shall send a written notice to the occupant to abate the nuisance within the time specified in such notice. Failure of an occupant to comply with such notice shall be deemed a violation of this Article and shall constitute a public nuisance.

(Code 1986, § 21-18; Ord. No. 9808, § 1, 11-12-92)

**Sec. 21-19.Workmanlike construction.**

All repairs, maintenance work, alterations or installations which are required for compliance with this Code shall be executed and installed in a workmanlike and acceptable manner so as to secure the results intended by this Code.

(Ord. No. 9808, § 1, 11-12-92)

**Secs. 21-20 -- 21-25. Reserved.**

SECTION 3.BE IT FURTHER ORDAINED, That Chattanooga City Code, Chapter 21, Article II, Section 21-26 is deleted in its entirety and inserting in lieu thereof the following.

**Sec. 21-26.Grading and drainage.**

The premises shall be graded and maintained so as to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Stagnant water shall be determined as any accumulation that has not dispersed within seven (7) days of the last recorded local rainfall.

SECTION 4BE IT FURTHER ORDAINED, That Chattanooga City Code, Chapter 21, Article II, Section 21-28 is deleted in its entirety and inserting in lieu thereof the following.

**Sec. 21-28.Accessory structures.**

Garages, storage buildings and other accessory structures shall be maintained and kept in good repair and sound structural condition.

Swimming pools shall be maintained in a clean and sanitary condition, in good repair and to prevent the accumulation of stagnant water.

SECTION 5.BE IT FURTHER ORDAINED, That Chattanooga City Code, Chapter 21, Article II, Section 21-30 is deleted in its entirety and inserting in lieu thereof the following:

**Sec. 21-30(a)**

Every person owning or having charge or control of any unsecured building shall remove all combustible waste and refuse therefrom and lock, barricade or otherwise secure all windows, doors and openings in the building to prohibit entry by unauthorized persons.

**Sec. 21-30(b)**

An unsecured vacant building that is barricaded pursuant to this section shall be barricaded by using one half (1/2) inch plywood board. Any board placed on an unsecured, vacant building shall be painted a color that is consistent with the color of the structure and shall be cut to fit into any windows, doors or other openings on such unsecured, vacant building.

SECTION 6.BE IT FURTHER ORDAINED, That Chattanooga City Code, Chapter 21, Article II, Section 21-36 is amended by deleting “thirty-four” and replacing in lieu thereof “forty (40).”

SECTION 7.BE IT FURTHER ORDAINED, That Chattanooga City Code, Chapter 21, Article II, Section 21-40 is deleted in its entirety and inserting in lieu thereof the following:

**Sec. 21-40.Defacement of Property.**

1.All supporting structural members of all buildings shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them.

2.Every exterior wall shall be free of holes, breaks, loose or rotten boards or timbers. The exterior walls of all dwellings or buildings shall be substantially weather-tight, and shall be made impervious to the adverse effects of weather and shall be maintained in sound condition and good repair.

3.No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

4.It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

SECTION 8.BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 21, Article VII, Section 21-101 be and is hereby amended by deleting “Better Housing Commission” and replacing in lieu thereof “Department of Neighborhood Services”.

SECTION 9.BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 21, Article VII, Section 21-123 be and is hereby amended by deleting the same in its entirety and inserting in lieu thereof the following:

**Sec. 21-123.Vacant property review commission established.**

(a)There is hereby created and established a Vacant Property Review Commission referred to in this Division hereafter as the “Commission”. The “Commission” shall serve as a vacant property review commission which shall certify properties as blighted or detracted to the City Council.

(b)The “Commission” shall consist of five (5) persons who are qualified voters of the city, to be appointed by the mayor and confirmed by the City Council. They shall hold office for a term of three (3) years and until their successors are appointed. Provided, however, no officer of employee of the city whose duties include enforcement of local housing, building, plumbing, fire or related codes shall be appointed to the commission.

The members of the “Commission” shall serve without compensation.Three (3) members shall constitute a quorum for the transaction of business.

(c)The “Commission” shall meet in the assembly room at the City Hall at least as my be necessary. Special meetings may be called by the Chairman or by five (5) members upon giving notice to all members. The “Commission” shall keep a record of their proceeding.

SECTION 10.BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 24, Article X, Section 24-341(c) is deleted in its entirety and substituted in lieu thereof the following “*Discarded vehicle* shall mean any vehicle or part hereof which: is inoperative, wrecked, dismantled, partially dismantled or discarded for a period of more than ten (10) days.

SECTION 11.BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 24, Article X, Section 24-345(c) is amended by deleting “Better Housing Commission” and replacing in lieu thereof “Public Officer of the Department of Neighborhood Services”.

SECTION 12.BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 31, Article I, Section 31-2(b) is amended by deleting “inspector for the Better Housing Commission” and replacing in lieu thereof “Public Officer of the Department of Neighborhood Services”.

SECTION 13.BE IT FURTHER ORDAINED, That Chattanooga City Code, Part II, Chapter 32, Article VIII, Section 32-174 is amended by deleting “an authorized inspector of the Better Housing Division” and replacing in lieu thereof “Inspector of the Department of Neighborhood Services”.

SECTION 14.BE IT FURTHER ORDAINED, That the provisions of this Ordinance are hereby declared to be severable. If any of these sections, provisions, sentences, clauses, phrases, or parts are held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

SECTION 15.BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage, as provided by law.

PASSED on Third and Final Reading

November 12, 2002.S/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CHAIRPERSON

APPROVED: X DISAPPROVED: \_\_\_\_\_\_\_

DATE: November 15 , 2002

S/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

MAYOR

Reviewed By: s/\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

KC/cw/pm*James S. Boney*