

ORDERS TO REPAIR

- All code violations identified during the inspection will be included in a written *Order to Repair*.
- The written order will list all the violations, locations, and the time-frame for completion.
- Once all the code-required repairs have been completed, the City will issue a vacant building permit for the property.
- Failure to make the code-required repairs in a timely manner is considered a municipal infraction and can result in a municipal infraction citation issued with each day of continuing violation constituting a separate violation.

MAINTENANCE STANDARDS FOR VACANT BUILDINGS - SUMMARY

Building Openings: Weathertight and secure against entry. No board-ups allowed. First-floor windows free of posters, paper, or fabric coverings.

Roofs: Sound and weathertight. Must not allow moisture or rain into the building.

Drainage: Storm drainage functional and installed to code.

Building Structures and Premises: In good repair, structurally sound, and free of rubbish and debris (inside and outside of building).

Structural Members: Free of deterioration and capable of supporting imposed live and dead loads.

Foundation Members: Structurally sound, free of open cracks and breaks, free of leaks, and rodent proof.

Exterior Walls: Free of holes, rotting material, and protected from the elements by weather-coating such as paint.

Decorative Features: Anchored, in good repair, and protected from the elements by weather-coating.

Overhanging Extensions: In good repair, anchored, and safe and sound. No rust or rotting materials.

Chimneys and Towers: Structurally safe and in good repair. No rust or rotting materials.

Walkways: In good repair, safe for pedestrian travel. Snow and ice removed within 24 hours of a snowfall.

Accessory Structures: In good repair and free from safety, health, and fire hazard.

For more information, contact:

City of Adel City Hall

at

(515) 993-4525

City of Adel

Vacant Building Permits for Commercial / Industrial Property



City of Adel, IA
301 South 10th Street
Adel, IA 50003
(515) 993-4525

PURPOSE OF THE VACANT BUILDING PERMIT

The City of Adel is concerned about vacant buildings that have become dangerous, unsafe, or are in a state of disrepair. Buildings that are vacant can become a blight, may cause neighborhood deterioration, instability; and, may have an adverse impact upon adjacent and nearby properties. Buildings that are vacant and not properly secured attract vagrants and criminals, and are prime locations to conduct illegal criminal activities, including arson and drug use. They also create an attractive nuisance for graffiti, dumping of trash, vandalism, and illegal parking of junk vehicles.

BUILDINGS THAT REQUIRE A PERMIT

Effective May 1, 2014, all commercial, manufacturing, industrial, and mixed-use occupancy buildings in the City of Adel that are vacant, as defined by Ordinance No. 289, for 30 consecutive days are required to have a vacant building registration form on file at City Hall and, if the building remains vacant for 180 days, an inspection and subsequent permit.

For the purpose of this ordinance, the City of Adel defines partially vacant as any multi-storied building or structure with one or more stories vacant which must include the ground level store front.

EXEMPTIONS

Buildings or structures with a valid City of Adel building permit for the purpose of repairing a building to occupancy standards.

VACANT BUILDING OR STRUCTURE REQUIREMENTS

- A Vacant Building Registration Statement identifying who owns the building or structure, who manages the building or structure, and who is responsible for maintaining the building or structure, must be completed and submitted to City Hall within 30 days of vacancy.
- An annual interior and exterior inspection of the building or structure will be conducted by City staff.
- If building or structure is vacant, or partially vacant for greater than 180 days, an annual permit fee of \$.06 per square foot of vacant floor space to cover the City's cost for program administration and required inspections.

- Compliance with building maintenance standards to ensure buildings remain structurally sound and all components are in good repair.

BUILDING INSPECTIONS

City and County building and fire officials may inspect a vacant building to determine its structural integrity, what actions need to be taken to maintain the safety of the premises for entry of police officers and firefighters in time of exigent circumstances or emergency, that the building and its contents do not present an imminent hazard to the public during the time that the building remains vacant; and, that the building is in compliance with the vacant building maintenance standards.

Inspections may be conducted with the consent of the building owner and responsible party; or, without consent if the building poses an imminent hazard to the health, welfare, or safety of the general public and an order from the court is received before entry.

