

Chapter 4

Buildings

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Part 1**Dangerous Structures****§4-101. Investigation and Examination.**

Whenever it shall be reported to the Council, or President thereof, that any structure, completed or in process of construction, or any portion thereof, is in a dangerous condition, Council shall immediately cause an investigation and examination to be made of such structure. If such investigation or examination indicates such structure to be dangerous in any respect, the parties appointed to investigate shall report in writing to the Council, specifying the exact condition of such structure setting forth in such report whether and in what respect they consider such structure to be dangerous and, if so, whether such structure is capable of being properly repaired or whether it should be removed as a dangerous structure.

(Ord. 4-1970, 2/23/1970, §1)

§4-102. Notice to Repair or Remove Dangerous Structures.

If any structure is reported as provided in §4-101 to be in a dangerous condition, Council shall forthwith cause written notice to be served upon the owner of the structure. The notice shall require the owner of the structure to commence the repair or removal within 30 days of the notice and shall require the owner to complete the repair or removal within 120 days of the notice. Provided, in any case where the notice prescribes the repair of any structure, the owner shall have the option to remove the structure instead of making repairs to it, within the time limit.

(Ord. 4-1970, 2/23/1970, §2; as amended by Ord. 95-1, 11/20/1995, §1)

§4-103. Service of Notice.

The notice required by §4-102 of this Part shall be served personally upon the owner of a structure if such owner resides in the Borough or upon the agent of such owner if such agent has a residence or place of business within the Borough. If neither the owner or the agent thereof can be served within the Borough as hereby provided, such notice shall be sent to the owner of such structure by registered mail, at the last known address.

(Ord. 4-1970, 2/23/1970, §3)

§4-104. Penalty.

If the owner of any dangerous structure, to whom or which a notice to repair or remove such structure shall be sent under the provisions of this Part, fails to commence or complete such repair or removal within the time limit prescribed by such notice he shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues shall constitute a separate offense.

(Ord. 4-1970, 2/23/1970, §; as amended by A.O.)

§4-105. Abatement by the Borough.

If the owner of any dangerous structure to whom or which a notice to repair or to remove such structure shall be sent under the provisions of this Part fails to commence or to complete such repair or removal within the time limit prescribed by such notice, the Council shall be empowered to cause such work or repair or removal to be commenced and/or completed by the Borough and the cost and expense thereof, with a penalty of 10 percent, shall be collected from the owner of such structure in a manner provided by law. Provided, the recovery of such cost and expense, together with the penalty, may be in addition to the penalty imposed as provided in §4-104 of this Part. In addition, to avoid a multiplicity of legal action, Council may empower the Solicitor to proceed in equity for abatement of said nuisance.

(Ord. 4-1970, 2/23/1970, §5)

Part 2**Demolition****§4-201. Liability Insurance.**

Hereafter, wherever any person, corporation, company, partnership or other operating agency shall undertake to dismantle or demolish any structure in the Borough of Troy and in so doing shall occupy for longer or shorter periods, from time to time, portions of the public ways, streets, sidewalks, such person or agencies shall first apply to the Borough Manager for a permit and shall at that time before any permit shall be granted, produce to the Police Department of Troy Borough satisfactory evidence of public liability insurance in force covering the intended activities with liability limits of \$500,000 combined single limit coverage.

(Ord. 7-1970, 5/4/1970, §1)

§4-202. Penalty.

Any person, firm or corporation who shall operate as provided in §4-201 or violate any provision of this Part, upon conviction thereof, shall be sentenced to a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(Ord. 7-1970, 5/4/1970, §2; as amended by A.O.)

Part 3**Numbering of Houses and Buildings****§4-301. Building Numbering System Adopted.**

The survey, plan and system for the numbering of houses and buildings prepared by the Borough Engineer, a copy of which is attached hereto and made a part hereof, is hereby approved and adopted.¹

(A.O.)

§4-302. Responsibility for Numbering Buildings.

On and after the passage and approval of this Part, it shall be the duty of each and every owner, trustee, lessee, agent and occupant of each and every house, building or other structure in the Borough to cause the same to be numbered in accordance with this Part and the system and plan hereby adopted and approved.

(A.O.)

§4-303. Requirements for Numbers.

The number shall be placed in a conspicuous place on or over each front foot, on the front transom bar, front transom glass or front show window, over or on either side of the entrance, the same number to be of paint, metal or enamel and at least 3 inches in height, the color of the numbers to be in contrast to the immediate background and shall be so placed as to be in full view from the opposite side of the street.

(A.O.)

§4-304. Numbering System.

Canton Street shall be the dividing line between east and west and Main Street shall be the dividing line between north and south. The initial point in numbering houses on streets extending north and south shall be at Main Street and the initial point in numbering houses on streets running east and west shall be at Canton Street. North of Main Street the numbers shall commence at 1 and extend northward consecutively and south of Main Street the numbers shall commence at 101 and shall extend southward consecutively and west of Canton Street the numbers shall commence at 1 and shall extend westward consecutively, in accordance with the attached plan. All even numbers shall be on the north and west side of the streets and all odd numbers shall be on the south and east side of the streets. The houses on short or intermediate streets shall be numbered uniformly with the main streets paralleling the short or intermediate streets, whether or not the short or intermediate streets begin at the initial point.

(A.O.)

§4-305. Penalties.

¹Editor's Note: Survey plan and system are on file at the Borough office.

Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(A.O.