

TITLE 13**PROPERTY MAINTENANCE REGULATIONS¹****CHAPTER**

1. MISCELLANEOUS.
2. JUNKYARDS.
3. NUISANCES.
4. SLUM CLEARANCE.

CHAPTER 1**MISCELLANEOUS****SECTION**

- 13-101. Health officer.
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13-101. Health officer. The "health officer" shall be such municipal, county, or state officer as the governing body shall appoint or designate to administer and enforce health and sanitation regulations within the municipality. (1997 Code, § 13-101)

13-102. Smoke, soot, cinders, etc. It shall be unlawful for any person to permit or cause the escape of such quantities of dense smoke, soot, cinders, noxious acids, fumes, dust, or gases as to be detrimental to or to endanger the health, comfort, and safety of the public or so as to cause or have a tendency to cause injury or damage to property or business. (1997 Code, § 13-102)

13-103. Stagnant water. It shall be unlawful for any person knowingly to allow any pool of stagnant water to accumulate and stand on his property without treating it so as effectively to prevent the breeding of mosquitoes. (1997 Code, § 13-103)

¹Municipal code references

Animal control: title 10.

Littering streets, etc.: § 16-107.

13-104. Weeds. Every owner or tenant of property shall periodically cut the grass and other vegetation commonly recognized as weeds on his property, and it shall be unlawful for any person to fail to comply with an order by the city recorder or chief of police to cut such vegetation when it has reached a height of over one foot (1'). (1997 Code, § 13-104)

13-105. Overgrown and dirty lots. (1) Prohibition. Pursuant to the authority granted to municipalities under *Tennessee Code Annotated*, § 6-54-113, it shall be unlawful for any owner of record of real property to create, maintain, or permit to be maintained on such property the growth of trees, vines, grass, underbrush and/or the accumulations of debris, trash, litter, or garbage or any combination of the preceding elements so as to endanger the health, safety, or welfare of other citizens or to encourage the infestation of rats and other harmful animals.

(2) Designation of public officer or department. The mayor and council shall designate an appropriate department or person to enforce the provisions of this section.

(3) Notice to property owner. It shall be the duty of the department or person designated by the mayor and council to enforce this section to serve notice upon the owner of record in violation of subsection (1) above, a notice in plain language to remedy the condition within ten (10) days (or twenty (20) days if the owner of record is a carrier engaged in the transportation of property or is a utility transmitting communications, electricity, gas, liquids, steam, sewage, or other materials), excluding Saturdays, Sundays, and legal holidays. The notice shall be sent by registered or certified United States Mail, addressed to the last known address of the owner of record. The notice shall state that the owner of the property is entitled to a hearing, and shall, at the minimum, contain the following additional information:

(a) A brief statement that the owner is in violation of this chapter of the Algood Municipal Code, which has been enacted under the authority of *Tennessee Code Annotated*, § 6-54-113, and that the property of such owner may be cleaned up at the expense of the owner and a lien placed against the property to secure the cost of the clean up;

(b) The person, office, address, and telephone number of the department or person giving the notice;

(c) A cost estimate for remedying the noted condition, which shall be in conformity with the standards of cost in the city; and

(d) A place wherein the notified party may return a copy of the notice, indicating the desire for a hearing.

(4) Clean up at property owner's expense. If the property owner of record fails or refuses to remedy the condition within ten (10) days after receiving the notice (twenty (20) days if the owner is a carrier engaged in the transportation of property or is a utility transmitting communications, electricity, gas, liquids, steam, sewage, or other materials), the department or

person designated by the mayor and council to enforce the provisions of this section shall immediately cause the condition to be remedied or removed at a cost in conformity with reasonable standards, and the costs thereof shall be assessed against the owner of the property. The city may collect the costs assessed against the owner through an action for debt filed in any court of competent jurisdiction. The city may bring one (1) action for debt against more than one (1) or all of the owners of properties against whom such costs have been assessed, and the fact that multiple owners have been joined in one (1) action shall not be considered by the court as a misjoinder of parties. Upon the filing of the notice with the office of the register of deeds in Putnam County, the costs shall be a lien on the property in favor of the municipality, second only to liens of the state, county, and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right, or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. These costs shall be placed on the tax rolls of the municipality as a lien and shall be added to property tax bills to be collected at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes.

(5) Clean up of owner-occupied property. When the owner of an owner-occupied residential property fails or refuses to remedy the condition within ten (10) days after receiving the notice, the department or person designated by the mayor and council to enforce the provisions of this section shall immediately cause the condition to be remedied or removed at a cost in accordance with reasonable standards in the community, with these costs to be assessed against the owner of the property. The provisions of subsection (4) above shall apply to the collection of costs against the owner of an owner-occupied residential property except that the municipality must wait until cumulative charges for remediation equal or exceed five hundred dollars (\$500.00) before filing the notice with the register of deeds and the charges becoming a lien on the property. After this threshold has been met and the lien attaches, charges for costs for which the lien attached are collectible as provided in subsection (4) above for these charges.

(6) Appeal. The owner of record who is aggrieved by the determination and order of the public officer may appeal the determination and order to the mayor and council. The appeal shall be filed with the recorder within ten (10) days following the receipt of the notice issued pursuant to subsection (3) above. The failure to appeal within this time shall, without exception, constitute a waiver of the right to a hearing.

(7) Judicial review. Any person aggrieved by an order or act of the mayor and council under subsection (4) above may seek judicial review of the order or act. The time period established in subsection (3) above shall be stayed during the pendency of judicial review.

(8) Supplemental nature of this section. The provisions of this section are in addition and supplemental to, and not in substitution for, any other provision in the municipal charter, this municipal code of ordinances or other applicable law which permits the city to proceed against an owner, tenant or occupant of property who has created, maintained, or permitted to be maintained on such property the growth of trees, vines, grass, weeds, underbrush and/or the accumulation of the debris, trash, litter, or garbage or any combination of the preceding elements, under its charter, any other provisions of this municipal code of ordinances or any other applicable law.

13-106. Dead animals. Any person owning or having possession of any dead animal not intended for use as food shall promptly bury the same or notify the health officer and dispose of such animal in such manner as the health officer shall direct. (1997 Code, § 13-105)

13-107. Health and sanitation nuisances. It shall be unlawful for any person to permit any premises owned, occupied, or controlled by him to become or remain in a filthy condition, or permit the use or occupation of same in such a manner as to create noxious or offensive smells and odors in connection therewith, or to allow the accumulation or creation of unwholesome and offensive matter or the breeding of flies, rodents, or other vermin on the premises to the menace of the public health or the annoyance of people residing within the vicinity. (1997 Code, § 13-106)

13-108. House trailers. It shall be unlawful for any person to park, locate, or occupy any house trailer or portable building unless it complies with all plumbing, electrical, sanitary, and building provisions applicable to stationary structures and the proposed location conforms to the zoning provisions of the municipality and unless a permit therefor shall have been first duly issued by the building official, as provided for in the building code. (1997 Code, § 13-107)

CHAPTER 2**JUNKYARDS****SECTION**

13-201. Junkyards.

13-201. Junkyards.¹ All junkyards within the corporate limits shall be operated and maintained subject to the following regulations:

(1) All junk stored or kept in such yards shall be so kept that it will not catch and hold water in which mosquitoes may breed and so that it will not constitute a place, or places in which rats, mice, or other vermin may be harbored, reared, or propagated.

(2) All such junkyards shall be enclosed within close fitting plank or metal solid fences touching the ground on the bottom and being not less than six feet (6') in height, such fence to be built so that it will be impossible for stray cats and/or stray dogs to have access to such junkyards.

(3) Such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety. (1997 Code, § 13-201)

¹State law reference

The provisions of this section were taken substantially from the Bristol ordinance upheld by the Tennessee Court of Appeals as being a reasonable and valid exercise of the police power in the case of *Hagaman v. Slaughter*, 49 Tenn. App. 338, 354 S.W.2d 818 (1961).

CHAPTER 3

NUISANCES

SECTION

- 13-301. Declaration of nuisances.
- 13-302. General requirements.
- 13-303. Notification.
- 13-304. Failure to comply with an order to correct a violation.
- 13-305. Payment of costs and fines.
- 13-306. Violations and penalty.

13-301. Declaration of nuisances. (1) The accumulation of trash, rubbish, abandoned appliances and other debris declared to be a nuisance. The allowing or permitting an accumulation of debris; rubbish; trash; cans; bottles; papers; or abandoned or unusable appliances on any lot, tract, or parcel of land within the corporate limits of the City of Algood constitutes a threat or menace to life, property, public health, or public welfare and/or creates a fire hazard is hereby specifically prohibited and declared to be a public nuisance.

(2) The accumulation of abandoned or undriveable motor vehicles declared to be a nuisance. The allowing or permitting an accumulation of abandoned, wrecked, junked, partially dismantled or inoperative motor vehicles on any lot, tract, or parcel of land, and on the public rights-of-way, within the corporate limits of the City of Algood constitutes a threat or menace to life property, public health, or public welfare and/or creates a fire hazard is hereby specifically prohibited and declared to be a public nuisance.

(3) Overgrown vegetation declared to be a nuisance. The allowing or permitting a dense growth of trees, vines, grass, and underbrush to develop or occur on any lot, tract, or parcel of land within the corporate limits of the City of Algood constitutes a threat or menace to life property, public health, or public welfare and/or creates a fire hazard, is hereby specifically prohibited and declared to be a public nuisance.

(4) Outdoor storage in residential areas declared to be a nuisance. Outdoor storage within the corporate limits of the City of Algood zoned as residential declared to be a nuisance. It shall be unlawful for any owner or occupant of a dwelling, unit or multiple unit structure in the corporate city limits of Algood zoned as residential to utilize the premises or such property for open view storage of any of the following: inoperable motor vehicles, tires, appliances, building materials, wood, metal, plastic, aluminum, debris, vehicle parts, trash/rubbish, or any other type of material that can be visible from any adjacent property or right-of-way. These objects and/or materials constitute a threat or menace to life, property, public health and welfare and/or create a fire hazard and are hereby specifically prohibited and declared to be a public nuisance.

(5) Use of tents, tarps, etc. to cover items for storage prohibited. It shall be unlawful for any owner or occupant of a dwelling, unit or multiple unit structure in the corporate city limits of Algood zoned as residential to utilize pop-up tents, or plastic tarps to cover items to be stored that can be visible from any adjacent property or right-of-way.

It shall be the duty of the owner or occupant to store items housed in a building or where it will not be visible from any adjacent property or right-of-way or they would not constitute a threat or menace to life, property, public health and welfare or create a fire hazard, and would not be declared to be a public nuisance.

(6) The area shall be maintained and grass cut below twelve inches (12") to prevent snakes and rodents. Kiddy pools shall not be left untended with stagnated water for days that would constitute a threat to life or public health and would be declared a public nuisance.

(7) Refuse containers and/or garbage cans are to be removed from public view within twenty-four (24) hours after being emptied by the City of Algood.

(8) Residential real estate front yards shall not be used to store property held for the purpose of resale. Any such property shall be kept within the residence itself. (Ord. #462, Feb. 2006)

13-302. General requirements. (1) Premises to be kept clean. All persons, firms, and corporations within the corporate limits of the City of Algood are hereby required to keep their premises in a clean and sanitary condition, free from accumulations of debris, rubbish, cans, bottles, papers, refuse, offal, filth and trash.

(2) Outside storage of appliances restricted. The outside storage of any appliance with a latching door is prohibited except as may be permitted in the City of Algood Zoning Code. Such appliances include, but are limited to, refrigerators, chest-type freezers, and up-right freezers. In those zones where the outside storage of such appliances may be permitted, the door shall be removed or the latching mechanism rendered inoperable.

(3) Storage of abandoned vehicles prohibited. The allowing or permitting the accumulation of abandoned, wrecked, junked, partially dismantled, or inoperative motor vehicles on any lot, tract, or parcel of land, and on the public rights-of-way, within the corporate limits of the City of Algood is prohibited except as may be permitted in the City of Algood Zoning Code. Abandoned, wrecked, junked, partially dismantled or inoperative motor vehicles meeting the following conditions are exempt from this provision:

(a) Any motor vehicle in operable condition specifically adapted or constructed for racing or operation on privately owned dragstrips or raceways.

(b) Any motor vehicle over twenty-five (25) years in age that is retained by its owner for collection purposes rather than for salvage or for

transportation; said vehicle shall be maintained in operable condition and may be required to be kept in conformance with the following subsections.

(c) Any abandoned, wrecked, junked, partially dismantled, or inoperative motor vehicle kept within a building where it will not be visible from any adjacent property or right-of-way.

(d) Any abandoned, wrecked, junked, partially dismantled or inoperative motor vehicle on the premises of a business enterprise operated in strict compliance with all state regulations or as may be permitted by the City of Algood Zoning Code and when necessary to the operation of such business enterprise.

(e) Any abandoned, wrecked, junked, partially dismantled or inoperative motor vehicle in an appropriate storage place or depository maintained at a location officially designated and in a manner approved by the City of Algood.

(4) Removal of abandoned motor vehicles required. It shall be the duty of the person, firm, or corporation that is the owner of lands on which any abandoned, wrecked, junked, partially dismantled, or inoperative motor vehicle is located to remove the same to a place of lawful storage or to have such vehicle housed within a building where it will not be visible from any adjacent property or right-of-way.

(5) Height of vegetation. Grass and other vegetation commonly recognized as weeds shall be considered in violation of this chapter when said vegetation has reached a height of twelve inches (12"). (1997 Code, § 13-402)

13-303. Notification. Whenever any public nuisance, as defined by this chapter, exists on lands within the corporate limits of the City of Algood, the City of Algood shall notify the owner of record of said lands and direct them to abate or remove the same. Said notification shall:

- (1) Be in writing;
- (2) Specify the nature of the public nuisance and give its location;
- (3) Specify the corrective measures required; and
- (4) Require compliance within not less than ten (10) days nor more than thirty (30) days from the date of notification.

The notification shall be served upon the owner or owners of the premises where the nuisance is located by serving them personally or by sending said notice by certified mail, return receipt requested, to their address as shown on the current tax rolls of the City of Algood. (1997 Code, § 13-403)

13-304. Failure to comply with an order to correct a violation. If the owner or owners of the premises fail or refuse to comply with the order issued by the City of Algood within the time period specified by the letter of notification, as provided herein, such failure or refusal shall be deemed a violation of the provisions of this chapter and said owner or owners shall be subject to the penalties herein provided. (1997 Code, § 13-404)

13-305. Payment of costs and fines. Upon the completion of the corrective action carried out by the City of Algood as authorized herein, the actual costs of such action, plus a fee of fifteen percent (15%) for administrative costs, shall be paid by the owner or owners of said property to the City of Algood and said costs shall be billed to the owner or owners of said property. If said bill is not paid in full within sixty (60) days after its date of mailing, a ten percent (10%) penalty shall be added and said costs, fines and penalties shall be placed on the tax rolls of the City of Algood as a lien upon said property and collected in the same manner as other city taxes are collected. (Ord. #462, Feb. 2006)

13-306. Violations and penalty. If the owner or owners of the premises fail or refuse to comply with the order issued by the City of Algood within the time period specified by the letter of notification, the City of Algood or its duly authorized representatives may enter into such premises and take the corrective action specified in the letter of notification so that the nuisances identified by said letter is removed or abated. Any person who shall violate a provision of this chapter, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Such fines shall be a fifty dollar (\$50.00) per day penal fine in addition to the above mentioned penalties. Each day a violation continues after due notice has been served shall be deemed a separate offense. (Ord. #462, Feb. 2006)

CHAPTER 4

SLUM CLEARANCE¹

- 13-401. Findings of board.
- 13-402. Definitions.
- 13-403. "Public officer" designated; powers.
- 13-404. Initiation of proceedings; hearings.
- 13-405. Orders to owners of unfit structures.
- 13-406. When public officer may repair, etc.
- 13-407. When public officer may remove or demolish.
- 13-408. Lien for expenses; sale of salvage materials; other powers not limited.
- 13-409. Basis for a finding of unfitness.
- 13-410. Service of complaints or orders.
- 13-411. Enjoining enforcement of orders.
- 13-412. Additional powers of public officer.
- 13-413. Powers conferred are supplemental.
- 13-414. Structures unfit for human habitation deemed unlawful.
- 13-415. Violations and penalty.

13-401. Findings of board. Pursuant to *Tennessee Code Annotated*, §§ 13-21-101, *et seq.*, the mayor and council finds that there exists in the city structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the city.

13-402. Definitions. (1) "Dwelling" means any building or structure, or part thereof, used and occupied for human occupation or use or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith.

(2) "Governing body" means the mayor and council charged with governing the city.

(3) "Municipality" means the City of Algood, Tennessee, and the areas encompassed within existing city limits or as hereafter annexed.

(4) "Owner" means the holder of title in fee simple and every mortgagee of record.

¹State law reference

Tennessee Code Annotated, title 13, chapter 21.

(5) "Parties in interest" means all individuals, associations, corporations and others who have interests of record in a dwelling and any who are in possession thereof.

(6) "Place of public accommodation" means any building or structure in which goods are supplied or services performed, or in which the trade of the general public is solicited.

(7) "Public authority" means any housing authority or any officer who is in charge of any department or branch of the government of the city or state relating to health, fire, building regulations, or other activities concerning structures in the city.

(8) "Public officer" means any officer or officers of a municipality or the executive director or other chief executive officer of any commission or authority established by such municipality or jointly with any other municipality who is authorized by this chapter to exercise the power prescribed herein and pursuant to *Tennessee Code Annotated*, §§ 13-21-101, *et seq.*

(9) "Structure" means any dwelling or place of public accommodation or vacant building or structure suitable as a dwelling or place of public accommodation.

13-403. "Public officer" designated; powers. There is hereby designated and appointed a "public officer," to be the _____ of the city, to exercise the powers prescribed by this chapter, which powers shall be supplemental to all others held by the _____.

13-404. Initiation of proceedings; hearings. Whenever a petition is filed with the public officer by a public authority or by at least five (5) residents of the city charging that any structure is unfit for human occupancy or use, or whenever it appears to the public officer (on his own motion) that any structure is unfit for human occupation or use, the public officer shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of, and parties in interest of, such structure a complaint stating the charges in that respect and containing a notice that a hearing will be held before the public officer (or his designated agent) at a place therein fixed, not less than ten (10) days nor more than thirty (30) days after the service of the complaint; and the owner and parties 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 time and place fixed in the complaint; and the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the public officer.

13-405. Orders to owners of unfit structures. If, after such notice and hearing as provided for in the preceding section, the public officer determines that the structure under consideration is unfit for human occupation or use, he shall state in writing his finding of fact in support of such

determination and shall issue and cause to be served upon the owner thereof an order:

(1) If the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent (50%) of the reasonable value), requiring the owner, within the time specified in the order, to repair, alter, or improve such structure to render it fit for human occupation or use or to vacate and close the structure for human occupation or use; or

(2) If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (not to exceed fifty percent (50%) of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure.

13-406. When public officer may repair, etc. If the owner fails to comply with the order to repair, alter, or improve or to vacate and close the structure as specified in the preceding section hereof, the public officer may cause such structure to be repaired, altered, or improved, or to be vacated and closed; and the public officer may cause to be posted on the main entrance of any dwelling so closed, a placard with the following words: "This building is unfit for human occupation or use. The use or occupation of this building for human occupation or use is prohibited and unlawful."

13-407. When public officer may remove or demolish. If the owner fails to comply with an order, as specified above, to remove or demolish the structure, the public officer may cause such structure to be removed and demolished.

13-408. Lien for expenses; sale of salvaged materials; other powers not limited. The amount of the cost of such repairs, alterations or improvements, or vacating and closing, or removal or demolition by the public officer, as well as reasonable fees for registration, inspections and professional evaluations of the property, shall be assessed against the owner of the property, and shall, upon the certification of the sum owed being presented to the municipal tax collector, be a lien on the property in favor of the municipality, second only to liens of the state, county and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right, or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. These costs shall be collected by the municipal tax collector or county trustee at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes as set forth in *Tennessee Code Annotated*, §§ 67-5-2010 and 67-5-2410. In addition, the municipality may collect the costs assessed against the owner

through an action for debt filed in any court of competent jurisdiction. The municipality may bring one (1) action for debt against more than one (1) or all of the owners of properties against whom said costs have been assessed, and the fact that multiple owners have been joined in one (1) action shall not be considered by the court as a misjoinder of parties. If the structure is removed or demolished by the public officer, the public officer shall sell the materials of such structure and shall credit the proceeds of such sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the chancery court of Putnam County by the public officer, shall be secured in such manner as may be directed by such court, and shall be disbursed by such court to the person found to be entitled thereto by final order or decree of such court. Nothing in this section shall be construed to impair or limit in any way the power of the City of Algood to define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise.

13-409. Basis for a finding of unfitness. The public officer defined herein shall have the power and may determine that a structure is unfit for human occupation and use if he finds that conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants or users of such structure, the occupants or users of neighboring structures or other residents of the City of Algood. Such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; or uncleanliness.

13-410. Service of complaints or orders. Complaints or orders issued by the public officer pursuant to this chapter shall be served upon persons, either personally or by registered mail, but if the whereabouts of such persons are unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of such complaint or order upon such persons may be made by publishing the same once each week for two (2) consecutive weeks in a newspaper printed and published in the city. In addition, a copy of such complaint or order shall be posted in a conspicuous place on premises affected by the complaint or order. A copy of such complaint or order shall also be filed for record in the Register's Office of Putnam County, Tennessee, and such filing shall have the same force and effect as other lis pendens notices provided by law.

13-411. Enjoining enforcement of orders. Any person affected by an order issued by the public officer served pursuant to this chapter may file a bill in chancery court for an injunction restraining the public officer from carrying out the provisions of the order, and the court may, upon the filing of such suit, issue a temporary injunction restraining the public officer pending the final

disposition of the cause; provided, however, that within sixty (60) days after the posting and service of the order of the public officer, such person shall file such bill in the court.

The remedy provided herein shall be the exclusive remedy and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant to any order of the public officer, or because of noncompliance by such person with any order of the public officer.

13-412. Additional powers of public officer. The public officer, in order to carry out and effectuate the purposes and provisions of this chapter, shall have the following powers in addition to those otherwise granted herein:

(1) To investigate conditions of the structures in the city in order to determine which structures therein are unfit for human occupation or use;

(2) To administer oaths, affirmations, examine witnesses and receive evidence;

(3) To enter upon premises for the purpose of making examination; provided that such entry shall be made in such manner as to cause the least possible inconvenience to the persons in possession;

(4) To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this chapter; and

(5) To delegate any of his functions and powers under this chapter to such officers and agents as he may designate.

13-413. Powers conferred are supplemental. This chapter shall not be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its charter or any other ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred by the charter and other laws.

13-414. Structures unfit for human habitation deemed unlawful. It shall be unlawful for any owner of record to create, maintain or permit to be maintained in the city structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the city.

13-415. Violations and penalty. Violations of this section shall subject the offender to a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.