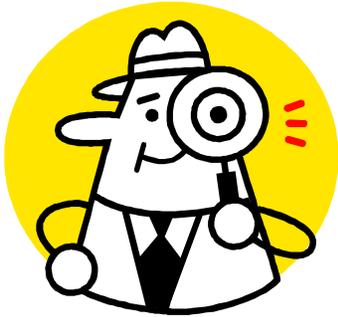


BUILDING INSPECTOR AND INSPECTIONS

The Building Inspector is designated as the officer to enforce the provisions of this ordinance and is authorized to perform inspections and investigate dwellings and dwelling units that may be unfit for human habitation.



Building Inspections are to be performed by the Building Inspector. Occupants of the dwelling or dwelling unit are required to give the Inspector free access to the dwelling, dwelling unit, rooming house, or rooming unit and its premises at all reasonable times for inspections, examinations, and surveys.

If the Building Inspector deems the dwelling or dwelling unit unfit for human habitation, upon inspection, he or she may issue a notice of violation stating the charges as well as a hearing. After the notice and hearing, the Inspector may determine that the dwelling or dwelling unit is unfit for human habitation and whether it is deteriorated or dilapidated, The Inspector may then order the repair, altering, or improvement of the dwelling.

The decision of the Inspector may be appealed to the Board of Adjustment within ten days of the Inspector's order. The Board of Adjustment may reverse or affirm the Inspector's order in whole or in part.



TOWN OF INDIAN TRAIL

Planning and Zoning Department
P.O. Box 2430
Indian Trail, NC 28079

Phone: 704-821-5401
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TOWN OF INDIAN TRAIL

MINIMUM HOUSING CODE ORDINANCE



Planning and Zoning Department

P.O. Box 2430
Indian Trail, NC 28079

WHAT IS THE MINIMUM HOUSING CODE ORDINANCE?

The minimum housing code ordinance helps to protect the health, safety, and welfare of the residents of Indian Trail by ensuring that the dwellings within the Town meet a minimum standard of fitness.

The ordinance recognizes that there are dwellings within the Town that are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents and other calamities, lack of ventilation, light or sanitary facilities, and other conditions rendering such dwellings unsafe or unsanitary, dangerous and detrimental to health, safety and welfare of the residents of the Town of Indian Trail.

This brochure serves as a summary of the ordinance. To access the entire ordinance, visit:
www.indiantrail.org

MINIMUM STANDARDS

This ordinance established minimum standards for the following:

- ⇒ **Fitness for Dwellings and Dwelling Units**
- ⇒ **Structural Conditions**
- ⇒ **Basic Plumbing, Heating, Electrical Equipment, and Facilities**
- ⇒ **Ventilation**
- ⇒ **Space, Use, and Location**
- ⇒ **Safe and Sanitary Maintenance**
- ⇒ **Control of Insects, Rodents, and Infestations**
- ⇒ **Standards for Rooming Houses**



RESPONSIBILITIES OF OWNERS AND OCCUPANTS

The Ordinance also addresses the responsibilities of the Owners and Occupants of Town dwellings:

- ⇒ **Public Areas**– Every owner of a dwelling containing more than two or more dwelling units is responsible for maintaining the sanitary condition of the shared or public areas of the dwelling unit or premises.
- ⇒ **Cleanliness**– Every occupant of a building is responsible for keeping the dwelling unit in a sanitary condition.
- ⇒ **Rubbish and Garbage**– Every occupant of a dwelling unit is responsible for disposing of all rubbish and garbage in a clean and sanitary manner by placing it in the supplied storage facilities. The owner shall be responsible for the availability of rubbish and garbage storage facilities.
- ⇒ **Supplied Plumbing Fixtures**– Every occupant of a dwelling unit is responsible for keeping all supplied plumbing fixtures in a clean and sanitary condition and is also responsible for the care, proper use, and operations the same.
- ⇒ **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.