

DEFINITIONS

*Village of Northport
PC/CodeBook for Windows*

CODE OF THE VILLAGE OF NORTHPORT, NEW YORK, v31 Updated 08-15-2008 / PART II GENERAL LEGISLATION / Chapter 114, BUILDINGS AND STRUCTURES, UNSAFE / § 114-2. Definitions.

§ 114-2. Definitions.

For the purposes of this chapter, the terms used herein are defined as follows:

BUILDING -- A combination of materials to form a construction that is designed for or used as a residence, place of business, storage place or public place. The word "building" shall be construed as if followed by the words "or parts thereof" and shall include the term "structure."

CODE COMPLIANCE DIRECTOR -- The Code Compliance Director of the village or such other person appointed by the Board of Trustees to enforce the provisions of this chapter.

STRUCTURE -- A combination of materials to form a construction, including but not limited to docks, excavations, bulkheads, platforms, ramps, culverts, drains, sidewalks and private streets.

UNSAFE BUILDINGS -- Includes all buildings and structures which have any or all of the following defects:

- A. Those whose interior walls or exterior bearing walls or other vertical structural members list, lean or buckle to such an extent as to weaken the structural support they provide.
- B. Those which, exclusive of the foundation, show 33% or more of damage to or deterioration of the supporting member or members or 50% of damage to or deterioration of the non-supporting, enclosing or outside walls or covering.
- C. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
- D. Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety or the general health and welfare of the occupants or the people of this village; or which, having sustained damage to the exterior by such casualty, shall not have had such damage repaired within six months of the date of the casualty or such longer period, not to exceed 12 months from the date of casualty, as may be determined by the Board of Trustees for good cause shown after hearing pursuant to § 114-6 hereof.
- E. Those which have become or are so dilapidated, decayed, unsafe or unsanitary or which so utterly fail to provide the amenities essential to decent living that they are unfit for human habitation or are likely to cause sickness or disease to those living therein or adjacent thereto.
- F. Those having light, air and sanitation facilities which are inadequate to protect the health,

safety or general welfare of human beings who live or may live therein, with particular reference to the requirements of the New York State Uniform Fire Prevention and Building Code as a determinant. EN(1)

- G. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication, again referencing the New York State Uniform Fire Prevention and Building Code as a determinant.
- H. Those which have parts thereof which are so attached that they may fall and injure members of the public or property.
- I. Those which consist of debris, rubble or parts of buildings left on the ground after demolition, reconstruction, fire or other casualty.
- J. Those which, because of their condition are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this village.