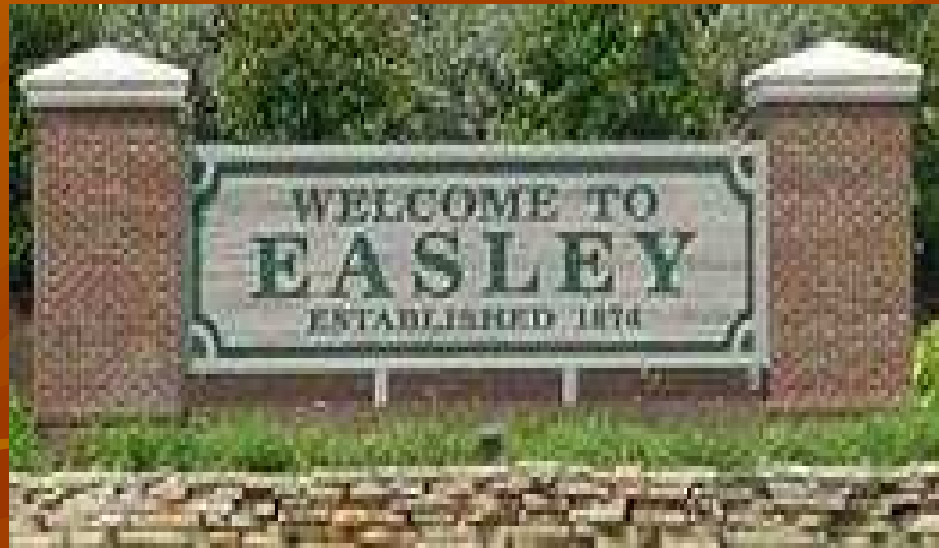


# **CITY OF EASLEY**

**Planning & Development Office  
205 North 1<sup>st</sup> Street, Easley, SC 29640  
(864)855-7908 fax (864)855-7951**



**Code Enforcement Division**

# Taking Pride in Your City

**As you drive through Easley you will notice the pride that is taken in our City. This pride is evident each time that you see a maintained yard and house. Unfortunately, however, everyone does not feel this same pride, and sometimes property is not maintained and becomes run down. It only takes one unsightly house to destroy the look of the rest of a well-maintained neighborhood.**

**The Planning & Development Office seeks your cooperation in making your neighborhood a clean and pleasant place to live by complying with the City's nuisance and housing codes. The primary goal of code enforcement is to promote a clean, healthy and safe living and/or working environment for the citizens of Easley by enforcing the City Ordinances.**



The Code Enforcement Officer(s) periodically inspects properties inside the City Limits and enforces code requirements and local zoning. Complaints from the public are also received by phone, in person and in letter; each complaint is investigated for validity. Prior to citations, code enforcement officer(s) brings the violation(s) to the attention of the homeowner/occupant with the necessary requirements and a set deadline to become compliant with the city ordinances and avoid fines.



# ENVIRONMENTAL VIOLATIONS

Some of the basic environmental/nuisance violations include:

High grass, weeds, shrubbery, undergrowth, brush

Overgrown or trash/junk filled vacant lots

Open storage of junk, trash, rubbish, debris, appliances, furniture, building materials, tires, auto parts, etc.

Unclean swimming pools

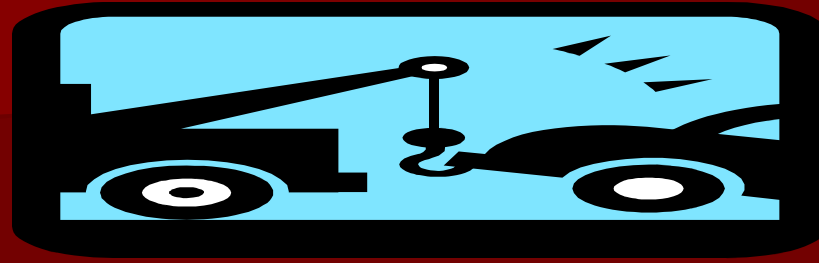
Stagnant standing water in open containers

Vehicles which do not display current license plates and insurance

Inoperable vehicles which cannot move on their own or are partially dismantled or missing major mechanical parts



# JUNK OR ABANDONED VEHICLE



- Section 1.5.17 of the Zoning Ordinances makes it unlawful “to park or store vehicles that are not operable and/or do not display a current and lawful license tag and/or do not have current liability insurance thereon on any property except within a completely enclosed building.”
- The City of Easley enforces all ordinances. If you are found in violation of this ordinance, homeowner(s) and/or tenant(s) could be fined up to \$500.00 plus any state assessed fines. To avoid prosecution, homeowner(s) and/or tenant(s) may elect to do one of the following things, as provided for in the Ordinance:
  - Noncompliant vehicle(s) may be covered with a factory-made cover.
  - Noncompliant vehicle(s) may be placed in a completely enclosed building.
  - Noncompliant vehicle(s) may be removed from premises.
  - Noncompliant vehicle(s) may be brought up to date with current license plates and insurance.



# DEPARTMENTAL PROCEDURE

- Inspector verifies that vehicle is “junk” according to the Zoning Ordinance
- Letter is mailed to the resident stating the violation and the options to become compliant and a deadline date.
- Property is rechecked at deadline for compliance; if compliance is not met a second notice is mailed to resident and/or property owner
- Property is rechecked for compliance at deadline; if compliance is not met a final notice is mailed to resident and/or property owner.
- If compliance is not met by this deadline the resident and vehicle information is turned over to the police department for fines to be issued.

NOTE: Just because the vehicle in violation is different from one cited previously doesn't mean the law changed and therefore, the process of warning by letter will not begin again.

# HIGH GRASS AND WEEDS

Section 302.4 of the 2006  
International Property  
Maintenance Code states

All premises and exterior  
property shall be maintained  
free from weeds or plant  
growth in excess. All noxious  
weeds shall be prohibited.  
Weeds shall be defined as all  
grasses, annual plants and  
vegetation, other than trees  
and shrubs provided; however  
this term shall not include  
cultivated flowers and gardens.



# DEPARTMENTAL PROCEDURES

- Inspector verifies code violation.
- Written notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline.
- If violation has not been corrected, a final notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline. If compliance is not made, the City may summons the property owner and/or occupant to court and/or fines of up to \$500.00 per day per occurrence. City officials may choose to have the power turned off and place a lien on the power and hire Public Works to cut the grass.
- **Extensions may be granted** to property owners/occupants who have exhibited a willingness to correct the violation and call the zoning officer to make the special arrangements.

# OPEN STORAGE



City Ordinance 50.22 states that "it shall be the duty of all owners and all tenants or persons in possession of any real estate within the city, to keep and maintain such premises so that no waste, trash, refuse, or garbage of any kind shall be allowed to accumulate thereon.

City Ordinance 94.15(I) states that "the accumulation of materials, either organic or inorganic, on any property to the extent and in such manner as to create a harborage for rodents or other vectors that are dangerous to the public health, or the maintaining of such accumulation of materials in any untidy and unsafe manner, so as to become a fire and safety hazard.

Section 302 of the 2006 International Property Maintenance Code states that "all exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Section 307.1 of this Code states that "all exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

# DEPARTMENTAL PROCEDURES

- Inspector verifies code violation.
- Written notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline.
- If violation has not been corrected, a second notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline.
- If violation has not been corrected, a final notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline. If compliance is not made, the City may summons the property owner and/or occupant to court and/or fines of up to \$500.00 per day per occurrence.
- **Extensions may be granted** to property owners/occupants who have exhibited a willingness to correct the violation and call the zoning officer to make the special arrangements.

# HOUSING VIOLATIONS

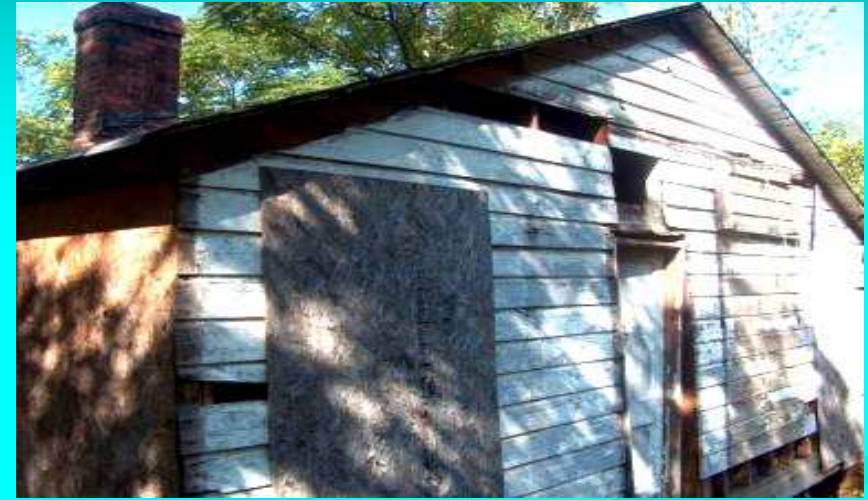
Some violations leaving a house to be considered in a dilapidated state include:

- Gutters that sag, leak or have sections missing or disconnected
- Substandard or inoperable plumbing, electrical wiring or heating systems
- Sewage drainage to the yard
- Deteriorated and unsound structures
- Open cracks or holes in the foundation walls
- Hole and rotting boards in exterior walls
- Doors and windows that do not supply ingress and egress means to house
- Unsafe porches/decks, including missing steps or loose and/or missing handrails or sections
- Windows with broken panes or missing

# DEPARTMENTAL PROCEDURES

- Inspector verifies code violation.
- If in the determination of the inspectors it is determined that the property violations pose a safety or health risk to occupants, occupants must vacate the property immediately and power will be disconnected. Power will not be reconnected until such time as the violations are corrected and approved by city inspector.
- Written notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline.
- If violation has not been corrected, a second notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline.
- If violation has not been corrected, a final notice is mailed to property owner and/or occupant with the violation named and a request to correct the violation by a specified deadline.
- Property is re-inspected for compliance at time of deadline. If compliance is not made, the City may summons the property owner and/or occupant to court and/or fines of up to \$500.00 per day per occurrence. The City reserves the right to begin condemnation and eventual demolition of the property with all expenses to be filed as a lien against property.
- **Extensions may be granted** to property owners/occupants who have exhibited a willingness to correct the violation and call the zoning officer to make the special arrangements.

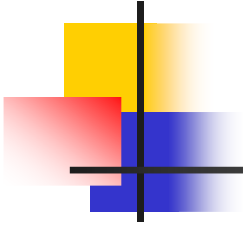
# STRUCTURES UNFIT FOR HUMAN OCCUPANCY



A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. (Section 108.1.3 2006 International Property Maintenance Code)

# DEPARTMENTAL PROCEDURES

- Inspector verifies code violation.
- Written notice is mailed to property owner and/or occupant with the violation(s) named and a request to correct violation(s) or demolish the structure within 30 days.
- Property is re-inspected for compliance.
- If violation has not been corrected, a second notice is mailed to property owner with the violation(s) cited and a request to correct the violation or demolish the structure within 30 days.
- Property is re-inspected for compliance at time of deadline.
- If violation has not been corrected, a final notice is mailed to property owner stating that if property is not compliant within 30 days that the City will begin demolition procedures.
- Property is re-inspected for compliance at time of deadline. If compliance is not made, the City posts the house with a CONDEMNATION ORDER and puts out bids for demolition of structure. A lien will be placed on the property for all expenses incurred.
- Extensions may be granted to property owners/occupants who have exhibited a willingness to correct the violation and call the zoning officer to make the special arrangements.



The City of Easley thanks each of you for all that you do to make Easley the city that others will want to imitate.

Planning & Development Office