

TITLE 13

PROPERTY MAINTENANCE REGULATIONS¹

CHAPTER

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CHAPTER 1

MISCELLANEOUS

SECTION

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13-101. Health officer. The "health officer" shall be such municipal, county, or state officer as the city council shall appoint or designate to administer and enforce health and sanitation regulations within the municipality. (1963 Code, § 8-601)

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 or other airborne irritants 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. (1963 Code, § 8-605)

13-103. Stagnant water. It shall be unlawful for any person to knowingly allow any pool of stagnant water to accumulate and stand on his

¹Municipal code references
 Animal control: title 10.
 Littering streets, etc.: § 16-107.

property without treating it so as effectively to prevent the breeding of mosquitoes. (1963 Code, § 8-606)

13-104. Weeds and debris. Every owner or tenant shall remove debris from his property and he shall periodically cut the grass and other vegetation commonly recognized as weeds on his property, in order to maintain an average height not in excess of six (6) inches, when ordered so to do by the city manager or his designated representative. It shall be unlawful for such person to fail to comply with an order of the city manager, health officer, code enforcement officer or chief of police to remove such debris from his property and/or cut such vegetation to a height not in excess of six (6) inches when it has reached a height of eight (8) inches. Upon the failure, refusal or neglect of any person so notified to comply with the terms and orders of such notice, the city manager is hereby authorized to contract or perform by force account such work as may be required by said notice, and the cost of such work shall be a lien on said property, to be enforced by suit in any court of competent jurisdiction; as an additional and cumulative remedy, the city manager may certify to the city clerk, the cost of such work, and it shall be the duty of the city clerk to place the amount so certified on the bill for city taxes assessed against the affected property, and it shall be the duty of the city clerk to collect, as a special tax, the amount so certified, which is hereby declared to be a special improvement tax on said property. Said special tax may be collected as other general taxes are collected by the City of Union City. (Ord. #4-01, Aug. 2000)

13-105. 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. (1963 Code, § 8-608)

13-106. 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. (1963 Code, § 8-609)

13-107. Inspections by health officer. It shall be the duty and obligation of the health officer, or his duly authorized agent, to inspect and examine all premises within the municipality where he has reason to believe that any health and sanitation provision in this code is being violated. In this connection, the health officer shall have the right to enter upon any such premises at any reasonable time to make an inspection thereof, and is

authorized hereby to serve written notice upon any person who owns, occupies, or controls any premises which are in violation of this code, giving such person a reasonable length of time to bring such premises into compliance. (1963 Code, § 8-610)

13-108. Termination of bird roosts. When the health officer determines that a roost of birds is such that it constitutes a menace to the public health, damage to property, or an annoyance to people residing within the vicinity of such roost, he may certify the existence of such a nuisance roost to the chief of police.

Upon application by a property owner on whose property the health officer has certified the existence of a nuisance roost, the chief of police may grant a permit for the discharge of pellet-bearing cartridges or pyrotechnic devices to terminate such roost. Such permits may authorize the property owner to engage in a controlled activity of discharging such pellets or pyrotechnic devices on his property to discourage the establishment of such roost beginning no earlier than two (2) hours before sunset and continuing no later than two (2) hours after sunset but in no case to continue beyond 10:00 P.M. A permit shall be issued for not more than five (5) calendar days.

The city manager may promulgate rules and regulations for the issuance of permits and the activities which may be conducted under a permit to terminate bird roosts. (Ord. #10-90, Dec. 1989)