

# MINIMUM HOUSING STANDARDS

## Article A

### Section 1. Finding Purpose.

- (a) Pursuant to G.S. 160A-441, it is hereby found and declared that there exist in the County of Onslow, dwellings which are unfit for human habitation due to dilapidation, defects increasing the hazards of fire, accidents and other calamities, lack of ventilation, light and sanitary facilities, and due to other conditions rendering such dwellings unsafe or unsanitary and dangerous and detrimental to the health, safety and morals and otherwise inimical to the welfare of the County.
- (b) In order to protect the health, safety and welfare of the residents of the County as authorized by part 6 of Article 19, Chapter 160A of the General Statutes, it is the purpose of the Article to establish minimum standards of fitness for the initial and continued occupancy of all buildings used for human habitation, as expressly authorized by G.S. 160A-444.

### Section 2: Definitions

- (a) Basement shall mean a portion of a dwelling located at least fifty percent (50%) underground, having direct access to light and air from windows located above the level of the adjoining ground.
- (b) Cellar shall mean a portion of a building located partly or wholly underground, have inadequate access to light and air from windows located partly or wholly below the level of the adjoining ground.
- (c) Deteriorated shall mean that a dwelling is unfit for human habitation and can be repaired, altered, or improved to comply with all of the minimum standards established by this article, at a cost not in excess of fifty percent (50%) of its value, as determined by the findings of the housing inspector.
- (d) Dilapidated shall mean that a dwelling is unfit for human habitation and cannot be repaired, altered, or improved to comply with all of the minimum standards established by this article at a cost of fifty percent (50%) of its value, as determined by findings, of the housing inspector.
- (e) Dwelling shall mean any building, structure, manufactured, modular or mobile home which is wholly or partly used or intended to be used for living or sleeping by human occupants; provided that temporary housing, as hereinafter defined, shall not be regarded as a dwelling.
- (f) Dwelling Unit shall mean any room or group of rooms located within a dwelling and forming a single habitable unit which are used or intended to be used for living, sleeping, cooking and eating.
- (g) Egress shall mean exits, exit doors and the way to an exit. This is the means by which a person may leave a building/dwelling.
- (h) Extermination shall mean the control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping or by any other recognized and legal pest elimination methods approved by the housing inspectors.
- (i) Garbage shall mean the animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.
- (j) Habitable Room shall mean a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, heater rooms, foyers, or communicating corridors, closets and storage spaces.
- (k) Held out shall mean not ready to be occupied until a future date for not more than one year.
- (l) Infestations shall mean the presence within or around dwelling of any insect, rodents or other pests in such a number as to constitute a menace to health, safety or welfare of the occupants or the public.
- (m) Inspector shall mean a housing inspector of the County, who is certified to do building inspections.
- (n) Multiple Dwelling shall mean any building containing more than two dwelling units.
- (o) Occupant shall mean any person over one (1) year of age, living, sleeping,

- cooking or eating in, or having actual possession of a dwelling unit or rooming unit.
- (p) Operator shall mean any person who has charge, care or control of a building or part thereof, in which dwelling units or rooming units are let.
- (q) Owner shall mean any person who alone, or jointly, or severally with others:
- (1) Shall have title to any dwelling or dwelling unit, with or without accompanying actual possession thereof; or
  - (2) Shall have charge, care or control of any dwelling unit, as owner or agent or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this article, and rules and regulations adopted pursuant thereto, to the same extent as if they were the owner.
- (r) Plumbing shall mean and include all of the following supplied facilities and equipment, gas pipes, gas burning equipment, water pipes, mechanical garbage disposal units (mechanical sink grinder), installed dishwashers, catch basin, drains, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas lines.
- (s) Public Authority shall mean the **Onslow Board of County Commissioners**, or their designee or any officer who is in charge of any department or branch of the government of Onslow County or in the State or North Carolina relating to health, fire, building regulations or other activities concerning dwellings in the County.
- (t) Rooming Unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.
- (u) Rooming House shall mean any dwelling, or that part of any dwelling, containing one or more rooming units, in which space is let by the owner or operator to three (3) or more persons who are not husband and wife, son or daughter, mother or father or sister or brother of the owner of the operator.
- (v) Rubbish shall mean combustible and noncombustible waste materials, except garbage and ashes, and the term shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimming, tin cans, metals, mineral matter and glass crockery.
- (w) Supplies shall mean paid for, furnished or provided by, or under the control of, the owner or operator.
- (x) Temporary Housing shall mean temporary labor camps and migrant labor housing.
- (y) Transportable Housing shall mean a tent, trailer or other structure used for human shelter which is designed to be transportable and which is not attached to the ground, to another structure, or to any utilities systems on the same premises for more than thirty (30) consecutive days.
- (z) Unfit for Human Habitation shall mean that conditions exist in a dwelling which violate or do not comply with one (1) or more of the minimum standards of fitness or one (1) or more of the requirements established by this article.  
or  
(Shall mean that conditions exist that constitutes life hazards and that do not comply with minimum standards of fitness of the requirements established by this ordinance).
- (aa) Meaning of certain words. Whenever the words "dwelling, dwelling unit, rooming unit, premises" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

### **Section 3. Minimum standards for fitness for dwellings and dwelling units.**

Every dwelling and dwelling unit used or intended for human habitation, except transportable and temporary housing or held out for use as a human habitation shall comply with all of the minimum standards of fitness for human habitation and all of the requirements of Sections 4 to 8 this chapter. No owner shall occupy as owner-occupant, or let to another for occupancy or use as a human habitation, any dwelling or dwelling unit, which does not comply with all of the minimum standards of fitness for human habitation and all of the requirements of Sections 4 to 8.

### **Section 4. Minimum standards for structural condition.**

- (a) Walls, floors and roofs shall not have rotted, deteriorated, or damaged supporting members to a point where the structural integrity would not be reasonably safe for the purpose used.
- (b) Foundation, foundation walls, piers or other foundation supports shall not be

deteriorated or damaged to a point where the supporting strength would not be safe for the purpose used.

- (c) Stairs, porches and any appurtenance thereto shall be safe to use and capable of supporting the load that normal use may cause to be placed thereon.
- (d) Every dwelling unit shall be provided with adequate means of egress as required by the State Residential Building Code (Volume VII of the State Building Code) as which the house was constructed.
- (e) The roof, flashings, exterior walls, basement walls, floors and all doors and windows exposed to the weather shall be constructed and maintained so as to be reasonably weatherproof and airtight.
- (f) There shall be no chimney or parts thereof which are defective, deteriorated or in danger of falling, or in such condition or location as to constitute a fire hazard.
- (g) There shall be no use of exposed ground as a floor, and wood floors shall not be placed directly on the exposed ground.

### **Section 5. Minimum standards for basic equipment and facilities.**

#### A. (a) Plumbing system.

- (1) Each dwelling unit shall be connected to a potable water supply and to the public sewer or approved sewage disposal system.
- (2) Each dwelling unit shall contain the following, as required by the State Plumbing Codes as which the house was constructed; a kitchen sink, lavatory, tub or shower, water closet, and adequate supply of both cold water and hot water. All water shall be supplied through an approved pipe distribution system connected to a potable water supply.
- (3) All plumbing fixtures shall meet the standards of the State Plumbing Code as which the house was constructed and shall be maintained in an operable condition.
- (4) All required plumbing shall be located within the dwelling unit and be accessible to the occupants of same. The water closet and tub or shower shall be located in a room or rooms affording privacy to the user.

#### (b) Heating system. Every dwelling unit shall have facilities for providing heat in accordance with either one (1) or two (2) below.

- (1) Central and electrical heating systems. Every dwelling should have facilities provided to heat the dwelling to a temperature of sixty-eight (68) degrees Fahrenheit three (3) feet above the floor during ordinary winter conditions.
- (2) Other heating facilities. Where a central or electrical heat is not provided, each dwelling and dwelling unit shall be provided with sufficient fireplaces, chimneys, flues or gas vents whereby heat appliances may be connected so as to heat all habitable rooms with a minimum temperature of sixty-eight (68) degrees Fahrenheit measured three (3) feet above the floor during ordinary winter conditions.

#### (c) Electrical Systems.

- (1) Every dwelling and dwelling unit shall be wired for electric lights and convenience receptacles, connected in such manner as determined by the National Electric Code. There shall be installed in every bathroom, water closet room and laundry room, at least one supplied ceiling or wall-type electric light fixture.
- (2) Every public hall and stairway in every multiple dwelling shall be adequately lighted by electric lights at all times when natural daylight is not sufficient.
- (3) All fixtures, receptacles, equipment and wiring shall be maintained in a state of good repair and safe. All repairs, replacements and additions shall be installed in accordance with the National Electrical Code.
- (4) The landlord shall comply with Section 2. NC General Statute 42-42(a) and the tenant shall comply with Section 3. NC General Statute 42-42 (a) relating to the smoke detector state code.

### **Section 6. Minimum standards for ventilation.**

(a) *General.* Except when provided with mechanical ventilation, every habitable room shall have an operable window, the size of which, shall be not less than eight percent (8%) of the floor area of such room. Every room used for sleeping, cooking, living, etc. shall have a permanent means of providing air circulation or air exchange.

(c) *Bathroom and water closet rooms.* Every bathroom and water closet compartment shall comply with the light and ventilation requirements for habitable rooms, except that no window or skylight shall be required in adequately ventilated bathrooms and water closet rooms equipped with an approved ventilation system.

## **Section 7. Minimum standards for space, use and location.**

- (a) **Room sizes.** Every dwelling unit shall contain at least the minimum room size in each habitable room as required by the State Residential Code Volume VII of the 1996 State Building Code (except Mobile Homes prior to 1974) stated below:
  - (1) Every dwelling unit shall contain at least one hundred fifty (150) square feet of habitable floor area. Other habitable rooms shall have an area of not less than seventy (70) square feet.
  - (2) In every dwelling unit and in every rooming unit, every room occupied for sleeping purposes shall contain at least (70) square feet of floor area. Every kitchen shall have no less than fifty (50) square feet of floor area. Habitable rooms, except kitchens, shall be not less than seven (7) feet in any horizontal dimension.
- (b) **Ceiling Height.** At least one-half (1/2) of the floor area off every habitable room shall have a ceiling height of not less than seven (7) feet.
- (d) **Floor area.** Floor area calculation shall be as required by the State Residential Building Code (Volume VII) and as stated below. Floor area shall be calculated on the basis of habitable room area. However, closet area and wall area within the dwelling unit may not count for more than the ten percent (10) of the required habitable floor area. The floor area of any part of any room where the ceiling height is less than five (5) feet shall not be considered as part of the floor area computing the total area of the room to determine maximum permissible occupancy.
- (d) **Dwelling Unit.** Every dwelling unit shall contain at least the minimum room size in each habitable room as required by the State Residential Building Code. Every dwelling unit shall contain at least one hundred fifty (150) square feet of habitable floor area for the first occupant, at least one hundred (100) square feet of additional habitable area for each of the next three (3) occupants, and at least seventy-five (75) square feet of additional habitable floor area for each additional occupant. In every dwelling unit and in every rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least fifty (50) square feet of floor area for each occupant twelve (12) years of age and over, and at least thirty-five (35) square feet of floor area for each occupant under twelve (12) years of age.

## **Section 8. Minimum standards for control of insects, rodents and infestations.**

- (a) **Screens.** In every dwelling unit, for protection against mosquitoes, flies and other insects, every door opening directly from a dwelling unit to outdoor space shall have supplied and installed screens and a self-closing device; and every window or other device with openings to outdoor space, used or intended to be used for ventilation, shall likewise be supplied with screens installed. If central heating and air conditioning is provided, then no screens are required.
- (b) **Infestation.** Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one (1) dwelling unit shall be responsible for such extermination whenever his dwelling unit is the only one infested. Wherever infestation is caused by failure of the owner to maintain a dwelling in a reasonably rodent and insect proof condition, extermination shall be responsibility of the owner.

Extermination shall be the responsibility of the owner whenever infestation exists in one of the following circumstances:

- (1) two (2) or more dwelling units in any dwelling;
  - (2) in the shared or public parts of any dwelling;
  - (3) in the shared or public parts of any dwelling containing two (2) or more dwelling units;
- (c) Every dwelling unit shall have a container with a lid in which garbage can be stored on temporary basis.

## **Section 9. Responsibilities of owner or occupants.**

- (a) Every owner of a dwelling or dwelling unit and every occupant thereof shall be responsible for maintaining it in a clean and sanitary condition.
- (b) No occupant shall willfully destroy, deface or impair any of the facilities of equipment, or any part of the structure of a dwelling or dwelling unit; provided, however, the owner is ultimately responsible for the care of facilities, equipment and structure.

- (c) Every occupant of a dwelling or dwelling unit shall dispose of all his rubbish and garbage in a clean and sanitary manner by placing it in the supplied storage facilities. In all cases, the owner shall be responsible for the availability of rubbish and garbage storage facilities.
- (d) Every occupant of a dwelling unit shall keep all supplied plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation of the same.
- (e) 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.

#### **Section 10. Duties of the Housing Inspector.**

The housing inspector is hereby designated as the officer to enforce the provisions of this article and to exercise the duties and powers herein prescribed.

- (1) Upon a documented request as specified in Section 13 below, the housing inspector shall investigate the dwelling and dwelling conditions in order to determine if the dwelling unit is unfit for human habitation.
- (2) To take such action, together with the other appropriate departments and agencies, public and private, as may be necessary to effect rehabilitation of housing, which is deteriorated.
- (3) To keep a record of the results of inspections made under this article and an inventory of those dwellings that do not meet the minimum standards of fitness herein prescribed, and
- (4) To perform such other duties as may be herein prescribed.

#### **Section 11. Powers of Housing Inspector.**

The housing inspector is authorized to exercise such power as provided by N.C. General Statutes.

#### **Section 12. Inspection; duty of owners of occupants.**

For the purposes of making inspections, the housing inspector is hereby authorized to enter, examine and survey at all reasonable times all dwellings, dwelling units, rooming units and premises. The owner or occupant of every dwelling, dwelling units, or rooming unit or the person in charge thereof, shall give the inspector free access to such dwelling, dwelling unit, or rooming unit and its premises at all reasonable times for the purposes of such inspection, examination and survey. Every occupant of a dwelling or dwelling unit shall give the owner thereof, or his agent or employee, access to any part of such dwelling or dwelling unit, and its premises, at all reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this article or with any lawful order issued pursuant to the provisions of this article. If the tenant refuses the inspector admittance, then the inspector must obtain an administrative inspection warrant.

#### **Section 13. Procedure for enforcement.**

- (a) *Preliminary investigation; notice hearing.* Whenever a documented request is filed with the housing inspector, by a public authority or at least five (5) residents of the County charging that any dwelling or dwelling unit is unfit for human habitation, or whenever it appears to the housing inspector, upon inspection that any dwelling or dwelling unit is unfit for human habitation, he shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner a complaint stating the charges and containing a notice that a hearing will be held before the housing inspector at a place therein fixed, not less than ten (10) nor more than thirty (30) days after the serving of the complaint. The owner shall have the right to file an answer to the complaint and to appear in person or otherwise, and give testimony at the place and time fixed in the complaint.
- (b) *Notice of such hearing* shall also be given to the party or parties initiating the complaint relating to such dwelling. Any person desiring to do so may attend such hearing and be given evidence relevant to the matter being heard. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the housing inspector.
- (c) *Procedures after hearing.* After such notice and hearing, the housing inspector shall state in writing his determination whether such dwelling unit is unfit for human habitation, and if so, whether it is deteriorated or dilapidated.

- (1) If the inspector determines that the dwelling or dwelling unit is **deteriorated**, he shall state in writing his findings of fact in support of such determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to repair, alter and improve such dwelling or dwelling unit to comply within the minimum standards of fitness established by this article a specified period of time, not to exceed ninety (90) days. Such order may also direct and require the owner to vacate and close such dwelling or dwelling unit until such repairs or alterations and improvements have been made.
  - (2) If the inspector determines that the dwelling is **dilapidated**, he shall state in writing his findings of fact to support such determination, and shall issue and cause to be served upon the owner thereof an order directing and requiring the owner to repair or vacate and remove and demolish the same within a specified period of time not to exceed ninety (90) days.
- (d) Failure to comply with order.
- (1) **In personam remedy.** If the owner of any deteriorated dwelling unit shall fail to comply with an order of the housing inspector to repair, alter, or improve the same within the time specified therein, or if the owner of a dilapidated dwelling shall fail to comply with an order of the housing inspector to vacate and close, and remove and demolish the same within the time specified therein, the housing inspector shall submit to the Onslow County Board of Commissioners at its next regular meeting a resolution which directs the County Attorney to petition the Superior Court for an order directing such owner to comply with the order of the housing inspector as authorized by G.S. 160A-446(g).
  - (2) **In rem remedy.** After failure of an owner of a deteriorated dwelling or dwelling unit or a dilapidated dwelling, or dwelling unit to comply with an order of the housing inspector within the time specified therein, if injunctive relief has not been sought or has not been granted as provided in the preceding paragraph (1), the housing inspector shall submit to the Onslow County Board of Commissioners an ordinance ordering the housing inspector to cause such dwelling or dwelling unit to be repaired, altered, improved, vacated, closed, removed or demolished, as provided in the original order of the housing inspector and, pending removal or demolition, to place a placard on such dwelling provided by G.S. 160A-443 and Section 15 of this ordinance.
- (e) Appeals from order of housing inspector. An appeal from any decision or order of the housing inspector may be taken by any person aggrieved thereby. Any appeal from the housing inspector shall be taken within ten (10) days from the rendering of the decision or service of the order, and shall be taken by filing with the housing inspector and with the Onslow County Housing Board of Appeals a notice of appeal, which shall specify the grounds upon which the appeal is based. Upon the filing of any notice of appeal the housing inspector shall forthwith transmit the Board all the papers constituting the record upon which the decision appealed from was made. When appeal is from a decision of the housing inspector refusing to allow the person aggrieved thereby to do any act, his decision shall remain in force until modified or reversed. When any appeal is from a decision for the housing inspector requiring the person aggrieved to do any act, the appeal shall have the effect of suspending the requirement until the hearing by the Board, unless the housing inspector certifies to the Board, after the notice of appeal is filed with him, that by reason of the facts stated in the certificate (copy of which shall be furnished by the appellant), a suspension of his requirement would cause imminent peril to life or property, in which case the requirement shall not be suspended except by a restraining order, which may be granted for due cause shown upon not less than one (1) day's written notice to the housing inspector, by the Board, or by a court record upon petition made pursuant to G.S. 160A-446 (1) and subsection (e) of this section.
- (1) The Board shall fix a reasonable time for the hearing of all appeals, shall give due notice to all the parties, and shall render its decision within a reasonable time. Any party may appear in person or by agent or attorney. The Board may reverse or affirm wholly or partly, or may modify the decision or order the appealed from, and may make such decision and order as in its opinion ought to be made in the matter, and to that end it shall have all the powers of the housing inspector, but the concurring vote of four (4) members of the Board shall be necessary to reverse or modify any decision or order of the housing inspector. The Board shall have power also in passing upon appeals, or in any case where there are practical difficulties or unnecessary

hardships in the way of carrying out the strict letter of ordinance, to adapt the application of the ordinance to the necessities of the case, to the end that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

(2) Every decision of the Board shall be subjected to review by proceedings in the nature of certiorari instituted within fifteen (15) days of the decision of the Board, but not otherwise.

- (f) Petition to Superior Court by owner. Any person aggrieved by an order issued by the housing inspector or a decision rendered by the Board shall have the right, within (30) days after issuance of the order or rendering of the decision, to petition the Superior Court for a temporary injunction, restraining the housing inspector pending a final disposition of the case, as provided by G.S. 160A-446 (1).

#### **Section 14. Methods of service of complaints and orders.**

Complaints or orders issued by the housing inspector shall be served upon persons either personally or by registered or certified mail, but if the whereabouts of such person are unknown and the same cannot be ascertained by the housing inspector in the exercise of reasonable diligence, the housing inspector shall make an affidavit to that effect, and the serving of such person may be made by publishing the same once each week for two (2) successive weeks in a newspaper, circulating in the County. Where service is made by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises affected by the complaint or order.

#### **Section 15. In rem action by inspector placarding.**

- (a) After failure of an owner of a dwelling or dwelling unit to comply with an order of the housing inspector issued pursuant to the provision of this article, and upon adoption by the governing body of an ordinance authorizing and directing him to do so, as provided by G.S. 160A-443 (5) and Section 13 (d)(2) of this Code, the housing inspector shall proceed to cause such dwelling or dwelling unit to be repaired, altered, or improved to comply with the minimum standards of fitness established by this article or to be vacated and closed and removed or demolished, as directed by the ordinance of the Onslow County Board of Commissioners, and shall cause to be posted on the main entrance of such dwelling or dwelling unit a placard with the following words: **“this building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful.”** Occupation of a building so posted shall constitute a misdemeanor.
- (b) Each such ordinance shall be recorded in the office of the Onslow County Register of Deeds in the county wherein the property is located, and shall be indexed in the name of the property owner in the grantor index as provided by G.S. 160A-443(5).

#### **Section 16. Costs, a lien on premises.**

As provided by G.S. 160A-443 (6), the amount of the cost of any repairs, alterations or improvements or vacating and closing or removal or demolition, caused to be made or done by the housing inspector pursuant to Section 15, shall be a lien against the real property upon which cost was incurred. Such lien shall be filed, have the same priority and be enforced and the costs collected as provided by Article 10, Chapter 160A of the General Statutes.

#### **Section 17. Alternative remedies.**

Neither this article nor any of its provisions shall be constructed to impair or limit in any way the power of the County to define and declare nuisances and to cause their abatement by summary action or otherwise, or to enforce this ordinance by criminal process as authorized by G.S. 14-4 and Section 20, and the endorsement of any remedy provided herein shall not prevent the enforcement of any other remedy provided herein or in other ordinances or laws.

#### **Section 18. Onslow County Housing Board of Appeals.**

There is hereby created an Onslow County Housing Board of Appeals to which appeals may be taken from decisions or orders of the housing inspector, as provided by Section 13(e). The Board shall be appointed by the Onslow County

Board of Commissioners and shall consist of 5 members and shall serve (3) year staggered terms. The Board shall have the power to elect its own officers, to fix the times and places of its meeting, to adopt necessary rules or procedure and to adopt other rules and regulations for the proper discharge of its duties. The Board shall perform the duties prescribed in Section 13 (e) and shall keep an accurate record of all its proceedings.

**Section 19. Conflict with other provisions.**

If any provision, standard or requirement of this article is found to be in conflict with any provision of any other ordinance or code of the County, the provision which established the higher standard or more stringent requirement for the promotion and protection of the health and safety of the residents of the County shall prevail.

**Section 20. Violations: Penalty:**

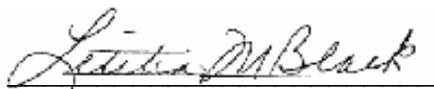
- (a) It shall be unlawful for the owner of any dwelling or dwelling unit to fail, neglect, or refuse to repair, alter, or improve the same, or to vacate and close and remove or demolish the same, upon order of the Inspector duly made and served as herein provided, within the time specified in such order. Each day that any such failure, neglect, or refusal to comply with such order continues shall constitute a separate and distinct offense.
- (b) It shall be unlawful for the owner of any dwelling or dwelling unit, with respect to which an order has been issued pursuant to Section 13 of this ordinance, to occupy or permit the occupancy of the same after the time prescribed in such order for its repair, alteration or improvement or its vacation and closing. Each day that such occupancy continues after such prescribed time shall constitute a separate and distinct offense.
- (c) The violation of any provision of this ordinance shall constitute a misdemeanor, as provided by G.S. 14-4.
- (d) In addition to the penalty established by subsection (c) above, and the remedies provided by other provisions of this ordinance, this ordinance may be enforced by an appropriate equitable remedy issued by a court of competent jurisdiction.

**Section 21. Effective Date:**

This ordinance shall become effective and be in full force from and after the 18<sup>th</sup> day of August 2003.

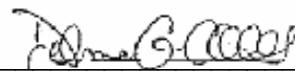
Adopted this the 18th of August 2003.

**ATTEST:**



Letitia M. Black, Clerk

**ONSLOW COUNTY  
BOARD OF COMMISSIONERS**



Delma G. Collins, Chairman