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official or building inspector shall be considered by the city council at a public hearing within ten (10) days of the written request for variance or notice of appeal has been received by the city secretary.

C. ABATEMENT OF DANGEROUS BUILDINGS AND STRUCTURES

The abatement of dangerous buildings and structures shall be performed in accordance with the following provisions. Should a conflict arise between these provisions and provisions of the 1997 Standard Building Code, or its replacement, the provisions delineated herein shall control.

- (1) Authority and Purpose. The provisions of this Section are adopted pursuant to Chapters 54 and 214 of the Texas Local Government Code. The purpose of this Section is as follows:
 - (a) To establish the minimum standards for the continued use and occupancy of all types of buildings and structures within the City of Hempstead, Texas (the "City"), regardless of the dates of construction, in order to safeguard the public health, safety and welfare and to protect property.
 - (b) To provide the authority to order and direct the method of securing property that is unoccupied by its owners, lessees or other invitees, and which is unsecured from unauthorized entry to the extent that such buildings or structures could be entered or used by vagrants or other uninvited persons or could be entered or used by children.
 - (c) To provide the authority to address, and direct the method of addressing, buildings and structures which, although boarded up, fenced or otherwise secured in any manner, exhibit conditions that may constitute a danger to the public even though secured from entry, or the means used to secure the building or structure are inadequate to prevent unauthorized entry or use of the building by vagrants or other uninvited persons or could be entered or used by children. The City may require the building or

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- (d) Any unsafe or defective electrical wiring, devices or equipment, or unsafe or defective gas piping or appliances that are apt to cause or promote fires;
- (e) Dilapidated, decayed, unsafe, unsanitary or substandard conditions or any condition that fails to provide amenities essential to decent living so that the premises are unfit for human habitation, or are likely to cause sickness or disease so as to cause injury to the public health, safety and welfare;
- (f) Buildings and structures regardless of their structural condition, that have been during times that they were not actually occupied by their owners, lessees or other legal invitees, left unsecured from unauthorized entry to the extent that they may be entered by vagrants or other uninvited persons as a place of harborage or could be entered by children.
- (g) Buildings and structures which are secured, though by inadequate means to prevent unauthorized entry or use in the manner described in Subsection (f) above.
- (h) Any building or structure so constructed or maintained as to constitute a menace to the public health or safety, including:
 - (i) All conditions conducive to the harboring of rats, snakes, mice, other disease carrying animals or insects reasonably capable of spreading disease;
 - (ii) Conditions hazardous to the safety of persons or property such as inadequate bracing, structural support, construction or the presence of deteriorated materials;
 - (iii) Conditions constituting an attractive nuisance and creating a hazard to the health or safety of minors.

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