

AN ORDINANCE

NO.

An ordinance providing for the demolition of various structures located at:

- 1) 1420 26th Street (Dominic Overton, Owner)
- 2) 2327 Heard Street (Jordan Ezra c/o Betty Lunsford, Owner)
- 3) 3314 Urban Avenue (Lillie B. Williamson c/o Clarence Williamson, Owner)
- 4) 2810 Peabody Avenue (Israel Torres, Owner)
- 5) 6526 Dorsey Drive (Curtis Lark, Owner)

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet.

WHEREAS, Section 8-81 through 8-90 of the Columbus Code specifies the procedure and requirements for removal of buildings unsafe or unfit for human habitation;

WHEREAS, these provisions and requirements have been and are fully complied with on the property listed below;

WHEREAS, administrative implementation instructions pertaining to this Ordinance are on file in the Accounting Division, the Inspections and Code Department, and the City Manager's Office;

WHEREAS, W.T. Miller is the contractor for the demolition of all structures located at:

- 1) 1420 26th Street (Dominic Overton, Owner)
- 2) 2327 Heard Street (Jordan Ezra c/o Betty Lunsford, Owner)
- 3) 3314 Urban Avenue (Lillie B. Williamson c/o Clarence Williamson, Owner)
- 4) 2810 Peabody Avenue (Israel Torres, Owner)
- 5) 6526 Dorsey Drive (Curtis Lark, Owner)

in the total amount of \$67,234.85 for demolition services.

WHEREAS, funds are budgeted in the FY21 Budget, Community Development Block Grant-Neighborhood Redevelopment-Site Improvements. (Demolitions under City contracts are funded by the Community Development Block Grant Program (CDBG) and the General Fund (0101-240-2200-6381)

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:**

SECTION 1.

After adoption and approval of this Ordinance and compliance with such required procedures, including the notices and hearing set forth, the demolition of the structures listed above, and for total costs listed above, in accordance with Sections 8-81 through 8-90 of the Columbus Code, is hereby authorized.

SECTION 2.

After validation by signature of duly appointed officials, the City's Chief Accountant shall cause the assessments to be entered in the Demolition Lien Book located in the Office of the Clerk of Superior Court.

SECTION 3.

A copy of this Ordinance shall be mailed to each property owner immediately after entry with a noted date, page, and line number of the Demolition Lien Book.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 11<sup>th</sup> day of August, 2020; introduced a second time at a regular meeting of said council held on the \_\_\_\_ day of \_\_\_\_\_, 2020 and adopted at said meeting by the affirmation vote of \_\_\_\_ members of Council.

Councilor Allen	voting	_____.
Councilor Barnes	voting	_____.
Councilor Crabb	voting	_____.
Councilor Davis	voting	_____.
Councilor Garrett	voting	_____.
Councilor House	voting	_____.
Councilor Huff	voting	_____.
Councilor Thomas	voting	_____.
Councilor Tucker	voting	_____.
Councilor Woodson	voting	_____.

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Sandra T. Davis  
Clerk of Council

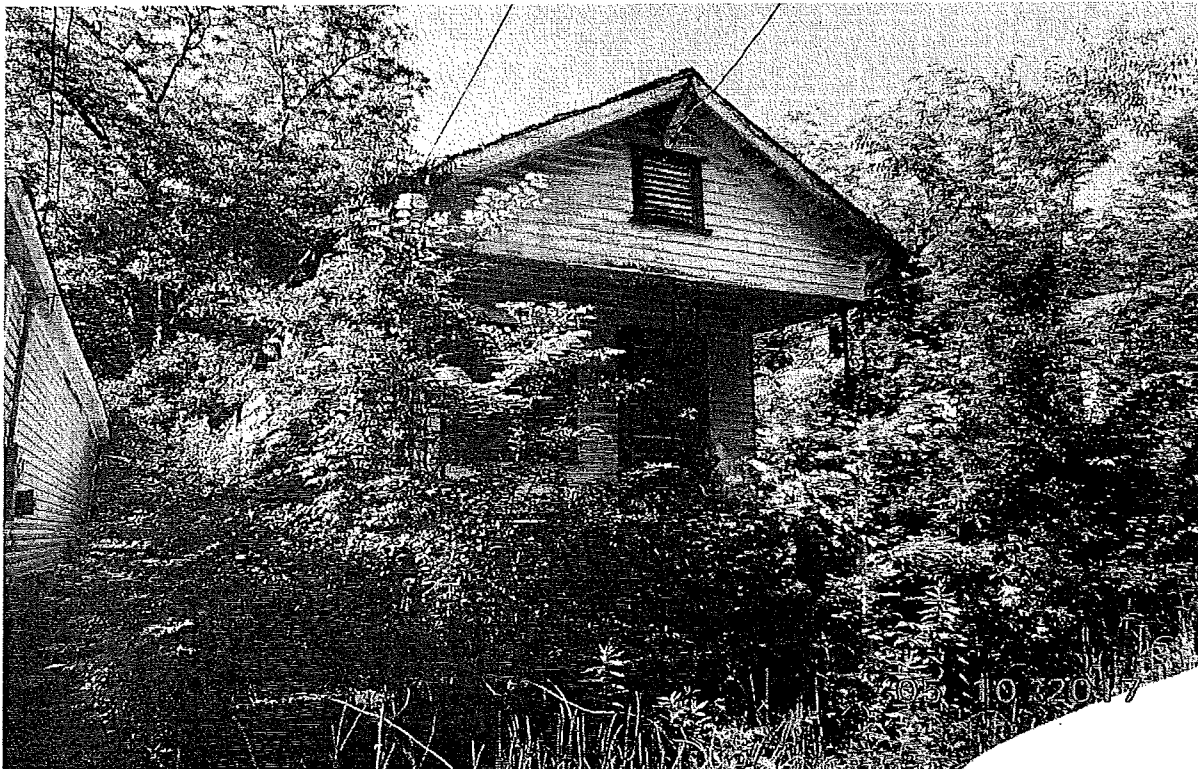
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B.H. "Skip" Henderson, III  
Mayor

Tabulation Bid Sheet - W.T. Miller  
FY 2021

<u>Address:</u>	<u>Cost for Demolition:</u>
1420 26th Street	\$5,022.00
2327 Heard Street	\$14,100.00
3314 Urban Avenue	\$18,238.60
2810 Peabody Avenue	\$16,145.70
6526 Dorsey Drive	\$13,728.55
Total Cost for Demolitions	\$67,234.85





# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

Proposal

Name City of Columbus  
 Attention Joseph Sturcken  
 City Columbus State GA ZIP 31901  
 Phone (706)225-3893

Date 6/4/2020

	Project Description	Unit Price	TOTAL
<b>City of Columbus Demolition Proposal</b>			
	<p><u>1420 26<sup>th</sup> Street:</u>                      1,116 sq. ft. demolish wood structure.                      1,116 sq. ft. provide and install seed and straw of building footprint.</p> <p>NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.</p>	<p>\$3.95                      \$0.55</p>	<p>\$4,408.20                      \$613.80</p>
WOMAN OWNED SMALL BUSINESS			
		<b>TOTAL</b>	<b>\$5,022.00</b>



SanAir ID Number  
**19031403**  
FINAL REPORT  
6/28/2019 11:00:49 AM

Name: W.T. Miller  
Address: 1336 Blanchard Blvd  
Columbus, GA 31901  
Phone: 706-320-2171

Project Number:  
P.O. Number:  
Project Name: 1420 26th St  
Collected Date: 6/27/2019  
Received Date: 6/28/2019 9:25:00 AM

Analyst: Moore, Brandi

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 19031403-001 Roofing	Various Non-Fibrous Heterogeneous	20% Cellulose	80% Other	None Detected

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 6/28/2019

Date: 6/28/2019



# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-05-17-003241)

**Case Type:** Condemn-Demo      **Assigned To:** Request for Compliance Pending/Open      **Opened Date:** 05/10/2017  
**Address:** 1420 26Th St      **Status:**      **Closed Date:**  
 Columbus, GA

Activity Date	Created By	Activity Type	Activity Name	Comments
06/14/2017	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 6/14/2017
06/28/2017	Marsha Thomas	Notice to Demolish or Repair		NO REPRESENTATION AT THE HEARING. LETTER MAILED OUT ON 6/28/2017
08/15/2017	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 8/15/2017
08/18/2017	Jesse Williams	On-Site Visitation	8/18/17 - Inspection	8/18/17 - New owner, no work. /113
08/29/2017	Marsha Thomas	Notice to Demolish or Repair		LETTER ATTACHED
09/22/2017	Jesse Williams	On-Site Visitation	9/22/17 - Inspection	9/22/17 - No work. /113
11/16/2017	Jesse Williams	On-Site Visitation	11/16/17 -Inspection	11/16/17 -No work. /113
12/12/2017	Jesse Williams	On-Site Visitation	12/12/17 - Inspection	12/12/17 -No work. Built 1937. /113
01/10/2018	Jesse Williams	On-Site Visitation	1/10/18 -Inspection	1/10/18 -No work. /113
02/12/2018	Joseph Sturcken	On-Site Visitation		Ownership in shift, no chnage. /111
03/13/2018	Joseph Sturcken	On-Site Visitation		New owner Liton Riser, making new cover sheet and will be resent at the end of month. /111
04/17/2018	Joseph Sturcken	On-Site Visitation		NO change. /111
05/14/2018	Joseph Sturcken	On-Site Visitation		NO change. /111
06/19/2018	Joseph Sturcken	On-Site Visitation		NO change. /111

Activity Date	Created By	Activity Type	Activity Name	Comments
07/23/2018	Joseph Sturcken	On-Site Visitation		NO change. /111
08/20/2018	Joseph Sturcken	On-Site Visitation		Side of structure has fallen onto house next to it. /111
10/23/2018	Joseph Sturcken	On-Site Visitation		No change. /111
11/19/2018	Joseph Sturcken	On-Site Visitation		No change. /111
05/22/2019	Joseph Sturcken	On-Site Visitation		Side of structure resting on house next door. Recommending to be taken on the next round of demo. /111
07/17/2019	Joseph Sturcken	On-Site Visitation		New owner, requesting new letter sent out. /111
08/01/2019	Shannon Maschka-Gomez	Notice of Hearing		COUNCIL DEMO HEARING NOTICE SENT 7/17/2019. S. GOMEZ
08/14/2019	Joseph Sturcken	On-Site Visitation		NO change. /111
08/15/2019	Shannon Maschka-Gomez	Return Mail Received		COUNCIL DEMO HEARING NOTICE RETURN MAIL "RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD" PLACED RETURN MAIL IN THE DEMO FILE. S. GOMEZ
09/11/2019	Joseph Sturcken	On-Site Visitation		Correct owner and has been notified about incoming demolition. /111
10/09/2019	Joseph Sturcken	On-Site Visitation		Waiting for demo by city. /111
11/06/2019	Joseph Sturcken	On-Site Visitation		No change. /111
12/17/2019	Mallory Jackson	Notice of Hearing		HEARING NOTICE MAILED TO: OVERTON DOMINIC T P O BOX 4024 PHENIX CITY, AL 36868 ARTICLE NUMBER: 7019 1120 0000 4041 7292 COPY OF LETTER PLACED IN FILE.
01/15/2020	Mallory Jackson	Return Mail Received		7292 RETURNED UNOPENED, PLACED IN FILE.

Activity Date    Created By    Activity Type    Activity Name    Comments

02/11/2020    Jamaal Williams    On-Site Visitation    No work no change /113

02/28/2020    Mallory Jackson    Notice to Demolish or Repair  
 MAILED TO:  
 OVERTON DOMINIC T  
 P O BOX 4024  
 PHENIX CITY, AL 36868  
 ARTICLE NUMBER:  
 7019 1120 000 4042 1091

03/10/2020    Jamaal Williams    On-Site Visitation    No work no change /113

03/11/2020    Charlotte Davis    Notice of Lien Recorded    LIEN 788/199; FILED

04/16/2020    Jamaal Williams    On-Site Visitation    No work no change /113

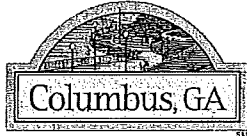
05/21/2020    Jamaal Williams    On-Site Visitation    No work no change out of town owner with a P.O Box./113

06/23/2020    Jamaal Williams    On-Site Visitation    No work no change /113

07/23/2020    Jamaal Williams    On-Site Visitation    No work no change /113

07/27/2020    Charlotte Davis    Certified Mail Issued  
 COUNCIL READINGS LETTER SENT:  
 7019 1120 0000 4041 6028  
 OVERTON DOMINIC T  
 P O BOX 4024  
 PHENIX CITY AL 36868

08/06/2020    Charlotte Davis    Return Correspondence    SIGNED CARD RECEIVED; #6028



CONSOLIDATED GOVERNMENT  
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**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 12/17/2019

OWNER: DOMINIC OVERTON

OWNER'S ADDRESS: P.O. BOX 4024, PHENIX CITY AL 36868

REFERENCE NUMBER  
CASE-05-17-003241

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1420 26TH ST, COLUMBUS GA

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on  
**2/26/2020 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

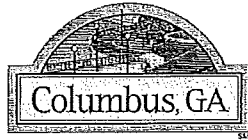
7019 1120 0000 4041 7292  
CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"



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COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-17-003241

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Joseph Sturcken	Complete	05/22/2019 05/22/2019
Demolition Site Inspection	Joseph Sturcken	Complete	06/19/2019 06/19/2019
Demolition Site Inspection	Joseph Sturcken	Complete	07/17/2019 07/17/2019
Demolition Site Inspection	Joseph Sturcken	Complete	08/14/2019 08/14/2019
Demolition Site Inspection	Joseph Sturcken	Complete	09/11/2019 09/11/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/09/2019 10/09/2019
Demolition Site Inspection	Joseph Sturcken	Complete	11/06/2019 11/06/2019
Demolition Site Inspection	Joseph Sturcken	Assigned	12/04/2019
Demolition Site Inspection	Jesse Williams	Violations	05/10/2017 05/10/2017

604.3 ELECTRICAL SYSTEM HAZARDS WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASON, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.

505.3 SUPPLY THE WATER SUPPLY SYSTEM SHALL BE INSTALLED AND MAINTAINED TO PROVIDE A SUPPLY OF WATER TO PLUMBING FIXTURES, DEVICES AND APPURTENANCES IN SUFFICIENT VOLUME AND AT PRESSURES ADEQUATE TO ENABLE 1 FIXTURES TO FUNCTION PROPERLY, SAFELY AND FREE FROM DEFECTS AND LEAKS.

305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.

304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.

304.13.1 GLAZING ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.

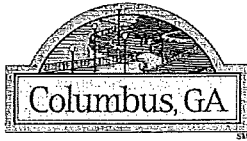
305.5 HANDRAILS AND GUARDS EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.

301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS.

304.14 INSECT SCREENS EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED FOR FOOD FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH, AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION.





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420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-17-003241

**DEMOLITION HEARING NOTICE**

505.4 WATER HEATING FACILITIES WATER HEATING FACILITIES SHALL BE PROPERLY INSTALLED, MAINTAINED AND CAPABLE OF PROVIDING AN ADEQUATE AMOUNT OF WATER TO BE DRAWN AT EVERY REQUIRED SINK, LAVATORY, BATHTUB, SHOWER AND LAUNDRY FACILITY AT A MINIMUM TEMPERATURE OF 110 F DEGREES. A GAS-BURNING WATER HEATER SHALL NOT BE LOCATED IN ANY BATHROOM, TOILET ROOM, BEDROOM OR OTHER OCCUPIED ROOM NORMALLY KEPT CLOSED, UNLESS ADEQUATE COMBUSTION AIR IS PROVIDED. AN APPROVED COMBINATION TEMPERATURE AND PRESSURE-RELIEF VALVE AN RELIEF VALVE DISCHARGE PIPE SHALL BE PROPERLY INSTALLED AND MAINTAINED ON WATER HEATERS.

304.12 HANDRAILS AND GUARDS EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.

304.5 FOUNDATION WALLS ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.

304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.

704.2 SMOKE ALARMS SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R OR I-1 OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL THE FOLLOWING LOCATIONS.

404.7 FOOD PREPARATION ALL SPACES TO BE OCCUPIED FOR FOOD PREPARATION PURPOSES SHALL CONTAIN SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE AND SERVE FOODS IN A SANITARY MANNER. THERE SHALL BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE.

305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.

504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.

304.15 DOORS ALL EXTERIOR DOORS, DOOR ASSEMBLIES OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.

602.3 HEAT SUPPLY EVERY OWNER AND OPERATOR OF ANY BUILDING WHO RENTS, LEASES OR LETS ONE OR MORE DWELLING UNITS OR SLEEPING UNITS ON TERMS, EITHER EXPRESSED OR IMPLIED, TO FURNISH HEAT TO THE OCCUPANTS THEREOF SHALL SUPPLY HEAT DURING THE PERIOD FROM (DATE) TO (DATE) TO MAINTAIN A MINIMUM TEMPERATURE OF 65 DEGREES F IN ALL HABITABLE ROOM, BATHROOM AND TOILET ROOMS.

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

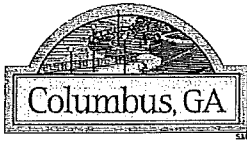
304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

403.5 CLOTHES DRYER EXHAUST CLOTHES DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL BE EXHAUSTED OUTSIDE THE STRUCTURE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.

305.6 INTERIOR DOORS EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.

Demolition Site Inspection	Jesse Williams	Complete	08/18/2017 08/18/2017
Demolition Site Inspection	Jesse Williams	Complete	09/22/2017 09/22/2017
Demolition Site Inspection	Jesse Williams	Complete	10/19/2017 10/19/2017



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TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-17-003241

**DEMOLITION HEARING NOTICE**

Demolition Site Inspection	Jesse Williams	Complete	11/16/2017 11/16/2017
Demolition Site Inspection	Jesse Williams	Complete	12/12/2017 12/12/2017
Demolition Site Inspection	Jesse Williams	Complete	01/10/2018 01/10/2018
Demolition Site Inspection	Joseph Sturcken	Complete	02/12/2018 02/12/2018
Demolition Site Inspection	Joseph Sturcken	Complete	03/13/2018 03/13/2018
Demolition Site Inspection	Joseph Sturcken	Complete	04/20/2018 04/17/2018
Demolition Site Inspection	Joseph Sturcken	Complete	05/18/2018 05/14/2018
Demolition Site Inspection	Joseph Sturcken	Complete	06/22/2018 06/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	07/23/2018 07/23/2018
Demolition Site Inspection	Joseph Sturcken	Complete	08/24/2018 08/20/2018
Demolition Site Inspection	Joseph Sturcken	Complete	09/25/2018 09/24/2018
Demolition Site Inspection	Joseph Sturcken	Complete	10/23/2018 10/23/2018
Demolition Site Inspection	Joseph Sturcken	Complete	11/22/2018 11/19/2018
Demolition Site Inspection	Jesse Williams	Complete	12/20/2018 05/22/2019

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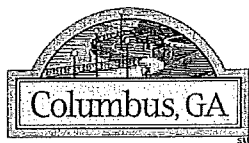
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304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.

304.13.1 GLAZING ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.

305.5 HANDRAILS AND GUARDS EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.

301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHT PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.



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COLUMBUS, GEORGIA 31902-1340  
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REFERENCE NUMBER  
CASE-05-17-003241

**DEMOLITION HEARING NOTICE**

302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS.

304.14 INSECT SCREENS EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH, AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION.

505.4 WATER HEATING FACILITIES WATER HEATING FACILITIES SHALL BE PROPERLY INSTALLED, MAINTAINED AND CAPABLE OF PROVIDING AN ADEQUATE AMOUNT OF WATER TO BE DRAWN AT EVERY REQUIRED SINK, LAVATORY, BATHTUB, SHOWER AND LAUNDRY FACILITY AT A MINIMUM TEMPERATURE OF 110 F DEGREES. A GAS-BURNING WATER HEATER SHALL NOT BE LOCATED IN ANY BATHROOM, TOILET ROOM, BEDROOM OR OTHER OCCUPIED ROOM NORMALLY KEPT CLOSED, UNLESS ADEQUATE COMBUSTION AIR IS PROVIDED. AN APPROVED COMBINATION TEMPERATURE AND PRESSURE-RELIEF VALVE AND RELIEF VALVE DISCHARGE PIPE SHALL BE PROPERLY INSTALLED AND MAINTAINED ON WATER HEATERS.

304.12 HANDRAILS AND GUARDS EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.

304.5 FOUNDATION WALLS ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.

304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.

704.2 SMOKE ALARMS SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R OR R-1 OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL THE FOLLOWING LOCATIONS.

404.7 FOOD PREPARATION ALL SPACES TO BE OCCUPIED FOR FOOD PREPARATION PURPOSES SHALL CONTAIN SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE AND SERVE FOODS IN A SANITARY MANNER. THERE SHALL BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE.

305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.

504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.

304.15 DOORS ALL EXTERIOR DOORS, DOOR ASSEMBLIES OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.

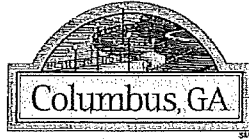
602.3 HEAT SUPPLY EVERY OWNER AND OPERATOR OF ANY BUILDING WHO RENTS, LEASES OR LETS ONE OR MORE DWELLING UNITS OR SLEEPING UNITS ON TERMS, EITHER EXPRESSED OR IMPLIED, TO FURNISH HEAT TO THE OCCUPANTS THEREOF SHALL SUPPLY HEAT DURING THE PERIOD FROM (DATE) TO (DATE) TO MAINTAIN A MINIMUM TEMPERATURE OF 65 DEGREES F IN ALL HABITABLE ROOM, BATHROOM AND TOILET ROOMS.

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

403.5 CLOTHES DRYER EXHAUST CLOTHES DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL BE EXHAUSTED OUTSIDE THE STRUCTURE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.



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CASE-05-17-003241

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**DEMOLITION HEARING NOTICE**

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305.6 INTERIOR DOORS EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.



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TELEPHONE: (706) 653-4126 FAX (706) 653-4123

MAILED
2/28/2020

DATE: 2/25/2020
OWNER: DOMINIC OVERTON
OWNER'S ADDRESS: P.O. BOX 4024, PHENIX CITY AL 36868
AGENT:
AGENT'S ADDRESS:
LOCATION OF PROPERTY: 1420 26TH ST, COLUMBUS GA

REFERENCE NUMBER
CASE-05-17-003241

NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

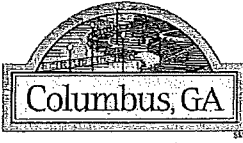
Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7019 1120 0000 4042 1091
CERTIFIED MAIL NUMBER

John Hudgison
John Hudgison, Director of Insp & Code

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**NOTICE TO DEMOLISH OR REPAIR**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Joseph Sturcken	Complete	05/22/2019 05/22/2019
Demolition Site Inspection	Joseph Sturcken	Complete	06/19/2019 06/19/2019
Demolition Site Inspection	Joseph Sturcken	Complete	07/17/2019 07/17/2019
Demolition Site Inspection	Joseph Sturcken	Complete	08/14/2019 08/14/2019
Demolition Site Inspection	Joseph Sturcken	Complete	09/11/2019 09/11/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/09/2019 10/09/2019
Demolition Site Inspection	Joseph Sturcken	Complete	11/06/2019 11/06/2019
Demolition Site Inspection	Jamaal Williams	Complete	02/11/2020 02/11/2020
Demolition Site Inspection	Jamaal Williams	Assigned	03/11/2020
Demolition Site Inspection	Jesse Williams	Violations	05/10/2017 05/10/2017

604.3 ELECTRICAL SYSTEM HAZARDS WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASON, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.

505.3 SUPPLY THE WATER SUPPLY SYSTEM SHALL BE INSTALLED AND MAINTAINED TO PROVIDE A SUPPLY OF WATER TO PLUMBING FIXTURES, DEVICES AND APPURTENANCES IN SUFFICIENT VOLUME AND AT PRESSURES ADEQUATE TO ENABLE 1 FIXTURES TO FUNCTION PROPERLY, SAFELY AND FREE FROM DEFECTS AND LEAKS.

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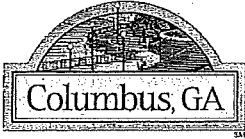
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**TELEPHONE: (706) 653-4126 FAX (706) 653-4123**

REFERENCE NUMBER  
**CASE-05-17-003241**

**NOTICE TO DEMOLISH OR REPAIR**

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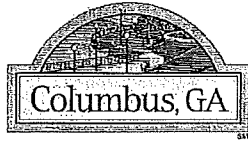
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Demolition Site Inspection	Jesse Williams	Complete	08/18/2017 08/18/2017
Demolition Site Inspection	Jesse Williams	Complete	09/22/2017 09/22/2017
Demolition Site Inspection	Jesse Williams	Complete	10/19/2017 10/19/2017



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Demolition Site Inspection	Jesse Williams	Complete	11/16/2017 11/16/2017
Demolition Site Inspection	Jesse Williams	Complete	12/12/2017 12/12/2017
Demolition Site Inspection	Jesse Williams	Complete	01/10/2018 01/10/2018
Demolition Site Inspection	Joseph Sturcken	Complete	02/12/2018 02/12/2018
Demolition Site Inspection	Joseph Sturcken	Complete	03/13/2018 03/13/2018
Demolition Site Inspection	Joseph Sturcken	Complete	04/20/2018 04/17/2018
Demolition Site Inspection	Joseph Sturcken	Complete	05/18/2018 05/14/2018
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Demolition Site Inspection	Joseph Sturcken	Complete	07/23/2018 07/23/2018
Demolition Site Inspection	Joseph Sturcken	Complete	08/24/2018 08/20/2018
Demolition Site Inspection	Joseph Sturcken	Complete	09/25/2018 09/24/2018
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Demolition Site Inspection	Jesse Williams	Complete	12/20/2018 05/22/2019

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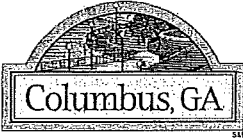
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CASE-05-17-003241

**NOTICE TO DEMOLISH OR REPAIR**

302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS.

304.14 INSECT SCREENS EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH, AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION.

505.4 WATER HEATING FACILITIES WATER HEATING FACILITIES SHALL BE PROPERLY INSTALLED, MAINTAINED AND CAPABLE OF PROVIDING AN ADEQUATE AMOUNT OF WATER TO BE DRAWN AT EVERY REQUIRED SINK, LAVATORY, BATHTUB, SHOWER AND LAUNDRY FACILITY AT A MINIMUM TEMPERATURE OF 110 F DEGREES. A GAS-BURNING WATER HEATER SHALL NOT BE LOCATED IN ANY BATHROOM, TOILET ROOM, BEDROOM OR OTHER OCCUPIED ROOM NORMALLY KEPT CLOSED, UNLESS ADEQUATE COMBUSTION AIR IS PROVIDED. AN APPROVED COMBINATION TEMPERATURE AND PRESSURE-RELIEF VALVE AND RELIEF VALVE DISCHARGE PIPE SHALL BE PROPERLY INSTALLED AND MAINTAINED ON WATER HEATERS.

304.12 HANDRAILS AND GUARDS EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.

304.5 FOUNDATION WALLS ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.

304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.

704.2 SMOKE ALARMS SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS OR I-1 OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL THE FOLLOWING LOCATIONS.

404.7 FOOD PREPARATION ALL SPACES TO BE OCCUPIED FOR FOOD PREPARATION PURPOSES SHALL CONTAIN SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE AND SERVE FOODS IN A SANITARY MANNER. THERE SHALL BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE.

305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.

504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.

304.15 DOORS ALL EXTERIOR DOORS, DOOR ASSEMBLIES OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.

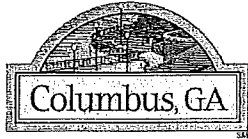
602.3 HEAT SUPPLY EVERY OWNER AND OPERATOR OF ANY BUILDING WHO RENTS, LEASES OR LETS ONE OR MORE DWELLING UNITS OR SLEEPING UNITS ON TERMS, EITHER EXPRESSED OR IMPLIED, TO FURNISH HEAT TO THE OCCUPANTS THEREOF SHALL SUPPLY HEAT DURING THE PERIOD FROM (DATE) TO (DATE) TO MAINTAIN A MINIMUM TEMPERATURE OF 65 DEGREES F IN ALL HABITABLE ROOM, BATHROOM AND TOILET ROOMS.

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

403.5 CLOTHES DRYER EXHAUST CLOTHES DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL BE EXHAUSTED OUTSIDE THE STRUCTURE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-17-003241

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**NOTICE TO DEMOLISH OR REPAIR**

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305.6 INTERIOR DOORS EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.



420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

**John Hudgison, C.B.O., Assoc. AIA**  
Director

CERTIFIED MAIL

7017 2620 0000 3394 9810

July 17, 2019

Dominic T. Overton  
P.O. Box 4024  
Phenix City, AL 36868

Dear Sir or Madam:

**MAILED**  
7/17/2019

**SUBJECT: 1420 26<sup>TH</sup> ST.**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from *W.T. Miller*, totaling to a sum of **\$5,543.50**

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on Tuesday, August 13, 2019 at 9:00 a.m. EST and for the second reading and subsequent vote on Tuesday, August 27, 2019 at 5:30 p.m. EST.

**Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.**

City Council meets on the second floor of the Citizen Services Center, located at 3111 Citizens Way, Columbus, GA 31906.

Sincerely,

  
John Hudgison

Director, Inspections and Code

JH:CD

*"An Equal Opportunity / Affirmative Action Organization"*



420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

Ryan Pruett  
Director

CERTIFIED MAIL  
OVERTON DOMINIC T  
P O BOX 4024  
PHENIX CITY AL 36868

**MAILED**  
7/27/20  
cdavis

7/27/2020

Dear Sir or Madam:

**SUBJECT: 1420 26TH ST**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from W.T MILLER totaling to a sum of \$5,022.00

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on Tuesday, August 11, 2020 at 9:00AM EST and for the second reading and subsequent vote on Tuesday, August 25th, 2020 at 5:30 EST.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

City Council currently convenes at the Civic Center, located at 400 4<sup>th</sup> St, Columbus, GA.

Sincerely,

Ryan Pruett  
Director, Inspections and Code

RP:CD

7019 1120 0000 4041 6028

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

OVERTON DOMINIC T  
 P O BOX 4024  
 PHENIX CITY AL 36868



9590 9402 3972 8079 2570 49

2. Article Number (Transfer from service label)

7019 1170 0000 40416023

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

Signature

*[Handwritten Signature]*  
 Agent  
 Addressee

B. Received by (Printed Name)

8-3-20

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Dominic T. Overton  
 P.O. Box 4024  
 Phenix City, AL 36868



9590 9402 4680 8323 0413 31

2. Article Number (Transfer from service label)

101200003049910

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

CASE-03-16-002817 2327 HEARD ST



# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES  
P.O. Box 657 • Cataula, GA • 706.320.2171

	Proposal
--	----------

Name	City of Columbus		
Attention	Joseph Sturcken		
City	Columbus	State	GA ZIP 31901
Phone	(706)225-3893		

Date	6/4/2020
------	----------

	Project Description	Unit Price	TOTAL
	<b>City of Columbus Demolition Proposal</b>		
	<p><u>2327 Heard Street:</u> Demolish the existing structure. Provide and install seed and straw of building footprint.</p> <p>NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.</p>		\$14,100.00

WOMAN OWNED SMALL BUSINESS

<b>TOTAL</b>	<b>\$14,100.00</b>



**M. MITCHELL GROUP**

Building A Better Tomorrow Today

2327 Heard Street





**ANALYTICAL ENVIRONMENTAL SERVICES, INC.**

**Bulk Sample Summary Report**



Lab Code 102082-0

12-Aug-19

Client Name:	Precision Environmental Services	AES Job Number:	1908728
Project Name:	COLUMBUS, GA	Project Number:	

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
2317-4 Layer: 4	1908728-004A	See COC	ND	ND	ND	ND	ND	ND	Paint included as binder
2327-1 Layer: 1	1908728-005A	See COC	ND	ND	ND	ND	ND	ND	Texture. Paint included as binder
2327-1 Layer: 2	1908728-005A	See COC	ND	ND	ND	ND	ND	ND	
2327-1 Layer: 3	1908728-005A	See COC	ND	ND	ND	ND	ND	ND	
2327-1 Layer: 4	1908728-005A	See COC	ND	ND	ND	ND	ND	ND	Paint included as binder
2327-2 Layer: 1	1908728-006A	See COC	ND	ND	ND	ND	ND	ND	Texture. Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

This report must not be reproduced except in full without written approval of Analytical Environmental Services, Inc.

Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



Bulk Sample Summary Report

Client Name:	Precision Environmental Services	AES Job Number:	1908728
Project Name:	COLUMBUS, GA	Project Number:	

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
2327-2 Layer: 2	1908728-006A	See COC	ND	ND	ND	ND	ND	ND	
2327-2 Layer: 3	1908728-006A	See COC	ND	ND	ND	ND	ND	ND	
2327-2 Layer: 4	1908728-006A	See COC	ND	ND	ND	ND	ND	ND	
2327-3 Layer: 1	1908728-007A	See COC	ND	ND	ND	ND	ND	ND	Paint included as binder
2327-3 Layer: 2	1908728-007A	See COC	ND	ND	ND	ND	ND	ND	
2327-4 Layer: 1	1908728-008A	See COC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=erocidolite, AC=actinolite, TR=treritolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-32-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



**ANALYTICAL ENVIRONMENTAL SERVICES, INC.**  
**Bulk Sample Summary Report**



Lab Code 102082-0

12-Aug-19

Client Name: Precision Environmental Services	AES Job Number: 1908728
Project Name: COLUMBUS, GA	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
2327-4 Layer: 2	1908728-008A	See COC	ND	ND	ND	ND	ND	ND	
1324-1 Layer: 1	1908728-009A	See COC	ND	ND	ND	ND	ND	ND	Paint included as binder
1324-1 Layer: 2	1908728-009A	See COC	ND	ND	ND	ND	ND	ND	
1324-2 Layer: 1	1908728-010A	See COC	ND	ND	ND	ND	ND	ND	
1324-2 Layer: 2	1908728-010A	See COC	ND	ND	ND	ND	ND	ND	
1324-3 Layer: 1	1908728-011A	See COC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials. Quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

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Microanalyst:

Elena Ivanova

QC Analyst:

Yelena Khanina



# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-03-16-002817)

Case Type: Condemn-Demo  
Address: 2327 Heard St  
Columbus, GA

Assigned To  
Status: Request for Compliance Pending/Open

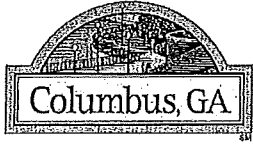
Opened Date: 03/07/2016  
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
03/08/2016	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 3/8/2016
03/23/2016	Marsha Thomas	Notice to Demolish or Repair		NO ONE WAS PRESENT FOR THE HEARING, LETTER WAS MAILED OUT ON 3/23/2016
05/09/2016	Jesse Williams	On-Site Visitation	5/9/16 -Inspection	5/9/16 - No work. /113
06/09/2016	Jesse Williams	On-Site Visitation	6/9/16 - Inspection	6/9/16 - No work. /113
07/11/2016	Jesse Williams	On-Site Visitation	7/11/16 -Inspection	7/11/16 -No work. /113
08/10/2016	Jesse Williams	On-Site Visitation	8/10/16 - Inspection	8/10/16 -No work. /113
09/09/2016	Jesse Williams	On-Site Visitation	9/9/16 -Inspection	9/9/16 -No work. /113
10/17/2016	Jesse Williams	On-Site Visitation	10/17/16 - Inspection	10/17/16 - No work. /113
11/10/2016	Jesse Williams	On-Site Visitation	11/10/16 -Inspection	11/10/16 - No work. /113
12/08/2016	Jesse Williams	On-Site Visitation	12/8/16 -Inspection	12/8/16 -No work. /113
01/10/2017	Jesse Williams	On-Site Visitation	1/10/17 -Inspection	1/10/17 - No work. /113
02/10/2017	Jesse Williams	On-Site Visitation	2/10/17 - Inspection	2/10/17 -No work, checked Oasis for owner ship, no changes. /113
03/09/2017	Jesse Williams	On-Site Visitation	3/9/17 -Inspection	3/9/17 - No work. /113
04/10/2017	Jesse Williams	On-Site Visitation	4/10/17 -Inspection	4/10/17 -No work. /113

Activity Date	Created By	Activity Type	Activity Name	Comments
05/08/2017	Jesse Williams	On-Site Visitation	5/8/17 -Inspection	5/8/17 -No work. /113
06/07/2017	Jesse Williams	On-Site Visitation	6/7/17 -Inspection	6/7/17 - No work. /113
07/12/2017	Jesse Williams	On-Site Visitation	7/12/17 -Inspection	7/12/17- No work, owner deceased. /113
08/09/2017	Jesse Williams	On-Site Visitation	8/9/17 -Inspection	8/9/17 - No work. /113
09/13/2017	Jesse Williams	On-Site Visitation	8/13/17 -Inspection	9/13/17 - No work. /113
10/04/2017	Jesse Williams	On-Site Visitation	10/4/17 -Inspection	10/4/17 - No Work, built 1943. /113
11/07/2017	Jesse Williams	On-Site Visitation	11/7/17 - Inspection	11/7/17 - No work. Owner deceased. /113
12/06/2017	Jesse Williams	On-Site Visitation	12/7/17 -Inspection	12/7/17 -No work. /113
01/04/2018	Jesse Williams	On-Site Visitation	1/4/18 -Inspection	1/4/18 -No work. /113
02/01/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
03/01/2018	Jamaal Williams	On-Site Visitation		Deceased owner no change JW/ 113
04/02/2018	Jamaal Williams	On-Site Visitation		No work no change same owner JW / 113
05/02/2018	Jamaal Williams	On-Site Visitation		No work same owner/ 113
05/30/2018	Jamaal Williams	On-Site Visitation		No work property taxes has not been paid since 2012 / 113
07/02/2018	Jamaal Williams	On-Site Visitation		No change same owner / 113
08/01/2018	Jamaal Williams	On-Site Visitation		No Change / 113
09/04/2018	Jamaal Williams	On-Site Visitation		No Work no change / 113
09/06/2018	Jamaal Williams	On-Site Visitation		Took recent pictures to add home to the demo houses that will be presented to council / 113

Activity Date	Created By	Activity Type	Activity Name	Comments
10/01/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
10/31/2018	Jamaal Williams	On-Site Visitation		Deceased owner no change JW/ 113
11/06/2018	Jamaal Williams	On-Site Visitation		No change no work / 113
12/07/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
01/08/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
02/08/2019	Jamaal Williams	On-Site Visitation		Deceased owner no change JW/ 113
03/07/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
04/09/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
05/17/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
06/19/2019	Jamaal Williams	On-Site Visitation		No work no change took recent pictures to add to the 2019 demolition that will be presented to council / 134
07/18/2019	Jamaal Williams	On-Site Visitation		No work no change, Deceased owner no change / 134
08/21/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
09/25/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
10/24/2019	Jamaal Williams	On-Site Visitation		No work no change /113
11/25/2019	Jamaal Williams	On-Site Visitation		No work no change /113
12/23/2019	Jamaal Williams	On-Site Visitation		No work no change, Deceased owner no change. /113
01/24/2020	Jamaal Williams	On-Site Visitation		No work no change /113
	Jamaal Williams	On-Site Visitation		No work no change /113

Activity Date	Created By	Activity Type	Activity Name	Comments
02/17/2020	Jamaal Williams	On-Site Visitation		No work no change /113
03/16/2020	Jamaal Williams	On-Site Visitation		No work no change deceased owner /113
04/16/2020	Jamaal Williams	On-Site Visitation		No work no change /113
05/21/2020	Jamaal Williams	On-Site Visitation		No work no change /113
06/24/2020	Jamaal Williams	On-Site Visitation		No work no change /113
07/22/2020	Jamaal Williams	On-Site Visitation		No work no change /113
07/27/2020	Charlotte Davis	Notice of Lien Recorded		THERE ARE TWO NOTICES RECORDED; 683/183 (8/11/2017) AND 630/ (3/25/2016)
	Charlotte Davis	Certified Mail Issued		COUNCIL READINGS LETTER SENT 7019 1120 0000 4041 6035 JORDAN EZRA C/O BETTY LUNSFORD 5731 VALLEYBROOK RD COLUMBUS GA 31907
08/04/2020	Charlotte Davis	Return Correspondence		SIGNED CARD 7019 1120 0000 4041 6035; COUNCIL READING LETTER RECEIVED.



CONSOLIDATED GOVERNMENT  
What progress has preserved.

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 3/8/2016

OWNER: JORDAN EZRA C/O BETTY LUNSFORD

OWNER'S ADDRESS: 5731 VALLEYBROOK, COLUMBUS GA 31907

REFERENCE NUMBER  
CASE-03-16-002817

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2327 HEARD ST, COLUMBUS GA

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on  
**3/23/2016 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

1761

CERTIFIED MAIL NUMBER

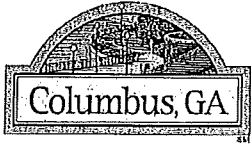
*John Hudgison*

John Hudgison, Interim Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"





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**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-03-16-002817

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jesse Williams	Violations	03/07/2016 03/07/2016

304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.15 - Doors All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

304.7 - Roofs and drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

304.4 - Exterior Structural Members All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.

305.2 - Interior Structural Members All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

404.7 - Food preparation All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.

602.5 Room temperature measurement The required room temperatures shall be measured 3 feet (914mm) above the floor near the center of the room and 2 feet (610mm) inward from the center of each exterior wall.

304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.

Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling flaking and chipped paint shall be eliminated and surfaces repainted. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.

304.6 - Exterior walls All exterior walls shall be free from holes, breaks, and loose or totting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

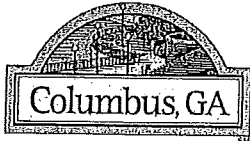
302.1 Sanitation All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

304.13.2 - Openable windows Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

603.4 Floor surfaces In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

304.9 - Overhang extensions All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

304.18.1 - Building security - doors Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purposes of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.



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**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-03-16-002817

**DEMOLITION HEARING NOTICE**

304.14 - Insect screens Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

305.3 - Interior surfaces All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

304.3 - Premises Identification Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

704.2 - Smoke Alarms 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.

3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

604.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.4 - Water heating facilities Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

704.2 - Smoke Alarms 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

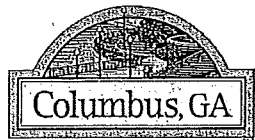
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Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

301.3 - Vacant structures and land All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

304.13.1 - Glazing All glazing materials shall be maintained free from cracks and holes.



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**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 3/22/2016

OWNER: JORDAN EZRA C/O BETTY LUNSFORD  
OWNER'S ADDRESS: 5731 VALLEYBROOK, COLUMBUS GA 31907

REFERENCE NUMBER  
CASE-03-16-002817

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2327 HEARD ST, COLUMBUS GA

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## NOTICE TO DEMOLISH OR REPAIR

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Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structures are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repairs or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

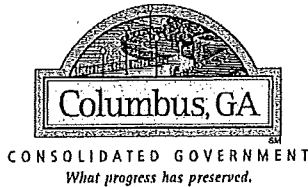
1778

CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Interim Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"

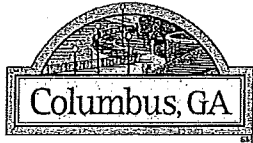


**INSPECTIONS & CODE**  
**420 10TH STREET, P.O. BOX 1340**  
**COLUMBUS, GEORGIA 31902-1340**  
**TELEPHONE: (706) 653-4126 FAX (706) 653-4123**

REFERENCE NUMBER  
**CASE-03-16-002817**

**NOTICE TO DEMOLISH OR REPAIR**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jesse Williams	Violations	03/07/2016 03/07/2016
<p>304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>304.15 - Doors All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.</p> <p>304.7 - Roofs and drainage The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.</p> <p>302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.</p> <p>304.4 - Exterior Structural Members All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.</p> <p>604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.</p> <p>305.2 - Interior Structural Members All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.</p> <p>404.7 - Food preparation All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner.</p> <p>602.5 Room temperature measurement The required room temperatures shall be measured 3 feet (914mm) above the floor near the center of the room and 2 feet (610mm) inward from the center of each exterior wall.</p> <p>304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.</p> <p>Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling flaking and chipped paint shall be eliminated and surfaces repainted. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.</p> <p>All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. 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The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.</p> <p>304.13.2 - Openable windows Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.</p> <p>503.4 Floor surfaces In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.</p> <p>304.9 - Overhang extensions All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.</p> <p>304.18.1 - Building security - doors Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purposes of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.</p>			



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420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-03-16-002817

**NOTICE TO DEMOLISH OR REPAIR**

304.14 - Insect screens Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

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704.2 - Smoke Alarms 1.1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

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505.4 - Water heating facilities Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

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304.13.1 - Glazing All glazing materials shall be maintained free from cracks and holes.



420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

**John Hudgison, C.B.O., Assoc. AIA**  
Director

CERTIFIED MAIL

**MAILED**  
9/5/2019

7019 1120 0000 4041 7001

August 29, 2019

JORDAN EZRA  
C/O BETTY LUNSFORD  
5731 VALLEYBROOK RD  
COLUMBUS, GA 31907

***SUBJECT: 2327 HEARD ST.***

Dear Sir or Madam:

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from *M. Mitchell Group*, totaling to a sum of **\$14,100.00**

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on Tuesday, October 8, 2019 at 9:00 a.m. EST and for the second reading and subsequent vote on Tuesday, October 22, 2019 at 5:30 p.m. EST.

**Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.**

City Council meets on the second floor of the Citizen Services Center, located at 3111 Citizens Way, Columbus, GA 31906.

Sincerely,

John Hudgison

Director, Inspections and Code

JH:CD

*"An Equal Opportunity / Affirmative Action Organization"*



420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

Ryan Pruett  
Director

CERTIFIED MAIL

JORDAN EZRA  
C/O BETTY LUNSFORD  
5731 VALLEYBROOK RD  
COLUMBUS GA 31907

**MAILED**  
7/27/20  
cdavis

7/27/2020

Dear Sir or Madam:

**SUBJECT: 2327 HEARD ST**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from W.T MILLER totaling to a sum of \$14,100.00

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on Tuesday, August 11, 2020 at 9:00AM EST and for the second reading and subsequent vote on Tuesday, August 25th, 2020 at 5:30 EST.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

City Council currently convenes at the Civic Center, located at 400 4<sup>th</sup> St, Columbus, GA.

Sincerely,

Ryan Pruett  
Director, Inspections and Code  
RP:CD

7019 1120 0000 4041 6035

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JORDAN EZRA  
C/O BETTY LUNSFORD  
5731 VALLEYBROOK RD  
COLUMBUS GA 31907



9590 9402 3972 8079 2570 32

2. Article Number (Transfer from service label)

7014 1120 0000 4041 6035

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) C. Date of Delivery  
 JORDAN EZRA 3-17-16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature  Priority Mail Express®
  - Adult Signature Restricted Delivery  Registered Mail™
  - Certified Mail®  Registered Mail Restricted Delivery
  - Certified Mail Restricted Delivery  Return Receipt for Merchandise
  - Collect on Delivery  Signature Confirmation™
  - Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery
  - Insured Mail  Signature Confirmation Restricted Delivery
  - Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jordan Ezra  
C/o Betty Lunsford  
5731 Valleybrook Rd  
Columbus GA 31907

2. Article Number (Transfer from service label)

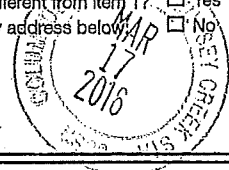
1761

PS Form 3811, July 2013 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) C. Date of Delivery  
 Betty Lunsford 3-17-16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No



3. Service Type
- Certified Mail®  Priority Mail Express™
  - Registered  Return Receipt for Merchandise
  - Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jordan Ezra  
C/o Betty Lunsford  
5731 Valleybrook Rd  
Columbus GA 31907

2. Article Number (Transfer from service label)

1778

PS Form 3811, July 2013 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

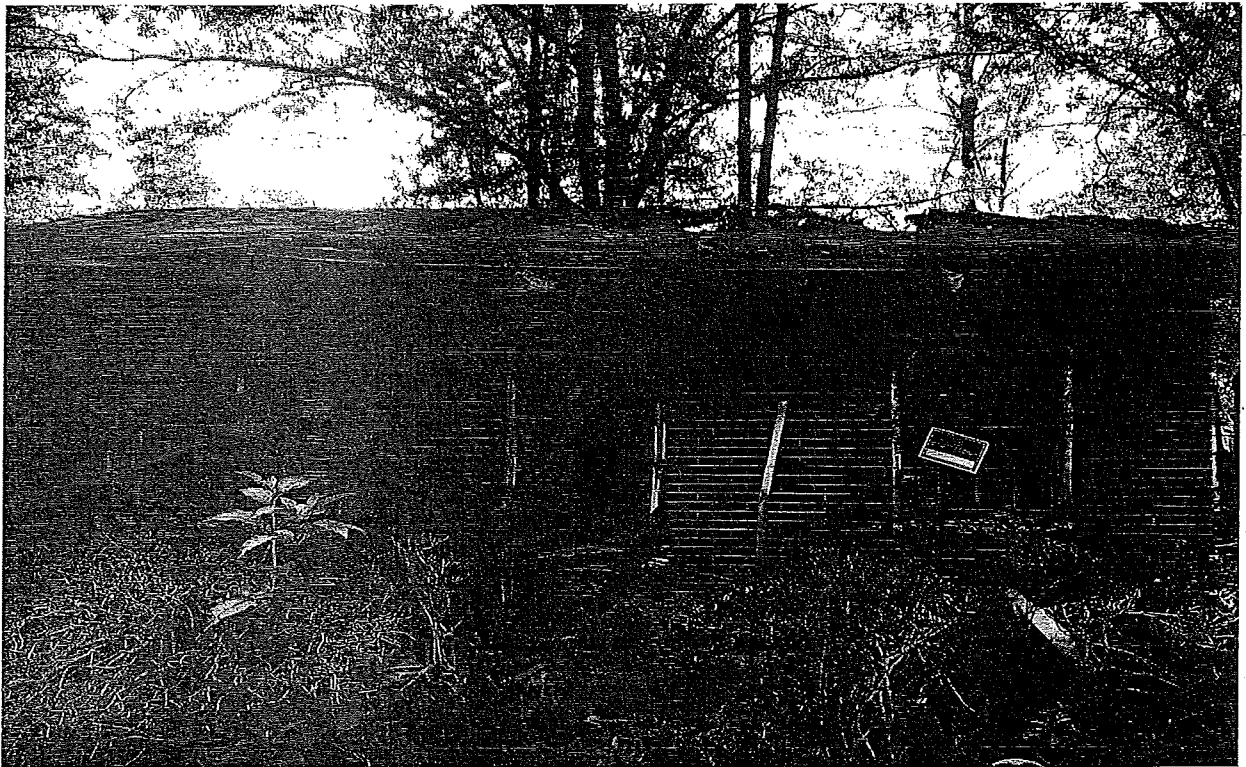
A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) C. Date of Delivery  
 Betty Lunsford 3-28-16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Certified Mail®  Priority Mail Express™
  - Registered  Return Receipt for Merchandise
  - Insured Mail  Collect on Delivery
4. Restricted Delivery? (Extra Fee)  Yes



CASE-05-19-006525 3314 URBAN AVE



# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

Proposal

Name City of Columbus  
 Attention Joseph Sturcken  
 City Columbus State GA ZIP 31901  
 Phone (706)225-3893

Date 6/4/2020

	Project Description	Unit Price	TOTAL
	<p align="center"><b>City of Columbus Demolition Proposal</b></p> <p><u>3314 Urban Ave:</u>            2,900 sq. ft. asbestos joint compound            1,100 sq. ft. asbestos ceiling texture            1408 sq ft demolish wood structure            1408 sq. ft. provide and install seed and straw of building footprint.            402 sq. ft. demolish concrete driveway            402 sq. ft. provide and install seed and straw of concrete footprint</p> <p>NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.</p>	<p>\$2.50 \$3.00 \$3.95 \$0.55 \$1.25 \$0.55</p>	<p>\$7,250.00 \$3,300.00 \$5,561.60 \$774.40 \$502.50 \$221.10</p>
	<p>WOMAN OWNED SMALL BUSINESS</p>	<p align="right"><b>TOTAL</b></p>	<p align="right"><b>\$17,609.60</b></p>





SanAir ID Number  
**20032947**  
 FINAL REPORT  
 6/4/2020 12:46:03 PM

Name: W.T. Miller  
 Address: 1336 Blanchard Blvd  
 Columbus, GA 31901  
 Phone: 706-320-2171

Project Number:  
 P.O. Number:  
 Project Name: 3314 Urban Ave  
 Collected Date: 6/4/2020  
 Received Date: 6/4/2020 10:05:00 AM

Analyst: Vaughan, Nathaniel

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 20032947-001 Joint Compound	Brown Non-Fibrous Heterogeneous		96% Other	4% Chrysotile
2 / 20032947-002 Sheet Vinyl Flooring (Under Wood), Vinyl Flooring	Beige Non-Fibrous Heterogeneous	40% Cellulose	60% Other	None Detected
2 / 20032947-002 Sheet Vinyl Flooring (Under Wood), Mastic	Yellow Non-Fibrous Heterogeneous		100% Other	None Detected
2 / 20032947-002 Sheet Vinyl Flooring (Under Wood), Drywall	White Non-Fibrous Heterogeneous	10% Cellulose	90% Other	None Detected
3 / 20032947-003 Ceiling-Texture	Beige Non-Fibrous Heterogeneous		98% Other	2% Chrysotile
4 / 20032947-004 Roofing	Black Non-Fibrous Heterogeneous	30% Cellulose	70% Other	None Detected

Analyst: *Nathaniel Vaughan* Approved Signatory: *Johnston Wilson*

Analysis Date: 6/4/2020

Date: 6/4/2020



# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-05-19-006525)

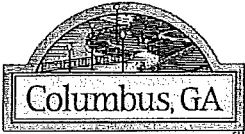
Case Type: Condemn-Demo  
Address: 3314 Urban Ave  
Columbus, GA

Assigned To  
Status: Request for Compliance Pending/Open

Opened Date: 05/31/2019  
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
05/31/2019	Phillip Smith	On-Site Visitation		VIOLATIONS OF THE IPMC FOUND. REQUESTED DEMO CASE./112
06/03/2019	Shannon Maschka-Gomez	Letter Sent		DEMO HEARING NOTICE SENT 6/3/2019. S. GOMEZ
07/24/2019	Shannon Maschka-Gomez	Notice to Demolish or Repair		NOTICE TO DEMOLISH OR REPAIR SENT 7/24/2019. S. GOMEZ
07/26/2019	Charlotte Davis	Lis Pendens Request Sent		PLACED IN INTEROFFICE MAIL /C. DAVIS
09/06/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
10/09/2019	Jamaal Williams	On-Site Visitation		No work no change owners stay out of town Yard is being maintained /134
10/16/2019	Terry Vaughn	Return Mail Received		Return to sender, unclaimed, unable to forward.
11/13/2019	Jamaal Williams	On-Site Visitation		Out of town owner no work no change./113
11/26/2019	Mallory Jackson	Notice of Lien Recorded		LIS PENDENS RECORDED IN BOOK OF LIENS: BOOK 774:PAGE 49, OT 08/06/2019.
12/13/2019	Jamaal Williams	On-Site Visitation		No work no change ./113
01/14/2020	Jamaal Williams	On-Site Visitation		No work no change /113
05/06/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
05/27/2020	Jamaal Williams	On-Site Visitation		No work no change will add to the latest list to present to council for demolition./113

Activity Date	Created By	Activity Type	Activity Name	Comments
06/29/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
07/27/2020	Charlotte Davis	Certified Mail Issued		COUNCIL READINGS LETTER SENT TO: WILLIAMSON LILLIE B C/O CLARENCE WILLIAMSON 115 GREEN MOUNTAIN TRL COLLEGE PARK GA 30349 7019 1120 0000 4041 6042
07/31/2020	Jamaal Williams	On-Site Visitation		No works no change ./113



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What progress has preserved.

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

**MAILED**  
6/3/2019

DATE: 6/3/2019  
  
OWNER: LILLIE B. WILLIAMSON C/O CLARENCE WILLI  
OWNER'S ADDRESS: 115 GREEN MOUNTAIN TRL, COLLEGE PARK  
GA 30349  
  
AGENT:  
AGENT'S ADDRESS:  
  
LOCATION OF PROPERTY: 3314 URBAN AVE, COLUMBUS GA

REFERENCE NUMBER  
**CASE-05-19-006525**

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on  
**7/24/2019 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

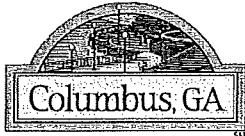
FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7017 2620 0000 3394 8042  
CERTIFIED MAIL NUMBER

*John Hudgison*  
John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"



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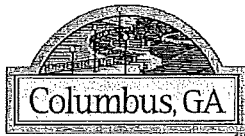
**INSPECTIONS & CODE**  
**420 10TH STREET, P.O. BOX 1340**  
**COLUMBUS, GEORGIA 31902-1340**  
**TELEPHONE: (706) 653-4126 FAX (706) 653-4123**

REFERENCE NUMBER  
**CASE-05-19-006525**

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Phillip Smith	Violations	05/31/2019 05/31/2019
<p>304.18.2 WINDOWS OPENABLE WINDOWS LOCATED IN WHOLE OR IN PART WITHIN 6 FEET ABOVE GROUND LEVEL OR A WALKING SURFACE BELOW THAT PROVIDE ACCESS TO A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT THAT IS RENTED, LEASED OR LET SHALL BE EQUIPPED WITH A WINDOW SASH LOCKING DEVICE.</p> <p>301.2 RESPONSIBILITY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THAT PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>THIS IS A BURNED STRUCTURE WITH A TOTAL LOSS. THE ENTIRE STRUCTURE WILL HAVE TO BE DEMOLISHED TO BE REBUILT./112</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.</p> <p>304.13.1 GLAZING ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.</p> <p>301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</p> <p>304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.</p> <p>305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.</p> <p>8-14.4(a)(1) - Permits required <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Other</p> <p>PERMITS WILL BE REQUIRED./112</p> <p>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.</p> <p>304.15 DOORS ALL EXTERIOR DOORS, DOOR ASSEMBLIES OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.</p> <p>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNIT SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</p> <p>304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.</p>			





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420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-19-006525

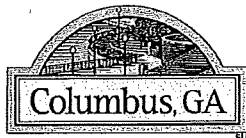
### DEMOLITION HEARING NOTICE

304.1.1 EXTERIOR UNSAFE CONDITIONS THE FOLLOWING CONDITIONS SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDINGS:

1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR COMPONENTS THEREOF THAT HAVE REACHED THEIR LIMIT STATE;
4. SIDING AND MASONRY JOINTS INCLUDING JOINTS BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS DOORS AND SKYLIGHTS ARE NOT MAINTAINED, WEATHER RESISTANT OR WATER TIGHT;
5. STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS.
6. FOUNDATION SYSTEMS THAT ARE NOT FIRMLY SUPPORTED BY FOOTINGS, ARE NOT PLUMB AND FREE FROM OPEN CRACKS AND BREAKS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE FROM HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGNS, AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
12. EXTERIOR STAIRS, DECKS, PORCHES, BALCONIES AND ALL SIMILAR APPURTENANCES ATTACHED THERETO, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS; OR
13. CHIMNEYS, COOLING TOWERS, SMOKESTACKS AND SIMILAR APPURTENANCES NOT STRUCTURALLY SOUND OR NOT PROPERLY ANCHORED, OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.

**EXCEPTION:**

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
  2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.
- 304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN OR LEAKAGE. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.



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**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

**MAILED**  
7/24/2019

DATE: 7/24/2019

OWNER: LILLIE B. WILLIAMSON C/O CLARENCE WILLI,

OWNER'S ADDRESS: 115 GREEN MOUNTAIN TRL, COLLEGE PARK  
GA 30349

REFERENCE NUMBER  
CASE-05-19-006525

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 3314 URBAN AVE, COLUMBUS GA

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## NOTICE TO DEMOLISH OR REPAIR

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Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

**FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126**

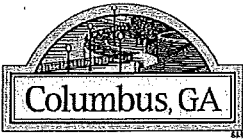
7017 2620 0000 3395 0045

CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



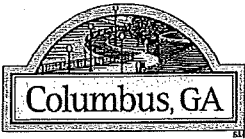
CONSOLIDATED GOVERNMENT  
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 TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
 CASE-05-19-006525

**NOTICE TO DEMOLISH OR REPAIR**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Phillip Smith	Violations	05/31/2019 05/31/2019
<p>304.18.2 WINDOWS OPENABLE WINDOWS LOCATED IN WHOLE OR IN PART WITHIN 6 FEET ABOVE GROUND LEVEL OR A WALKING SURFACE BELOW THAT PROVIDE ACCESS TO A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT THAT IS RENTED, LEASED OR LET SHALL BE EQUIPPED WITH A WINDOW SASH LOCKING DEVICE.</p> <p>301.2 RESPONSIBILITY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THAT PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>THIS IS A BURNED STRUCTURE WITH A TOTAL LOSS. THE ENTIRE STRUCTURE WILL HAVE TO BE DEMOLISHED TO BE REBUILT./112</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.</p> <p>304.13.1 GLAZING ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.</p> <p>301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTY PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</p> <p>304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.</p> <p>305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH THEY OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTIAL OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTURE AND EXTERIOR PROPERTY.</p> <p>8-14.4(a)(1) - Permits required <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Other</p> <p>PERMITS WILL BE REQUIRED./112</p> <p>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.</p> <p>304.15 DOORS ALL EXTERIOR DOORS, DOOR ASSEMBLIES OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3.</p> <p>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNIT SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</p> <p>304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.</p>			



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-19-006525

**NOTICE TO DEMOLISH OR REPAIR**

304.1.1 EXTERIOR UNSAFE CONDITIONS THE FOLLOWING CONDITIONS SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDINGS:

1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR COMPONENTS THEREOF THAT HAVE REACHED THEIR LIMIT STATE;
4. SIDING AND MASONRY JOINTS INCLUDING JOINTS BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS DOORS AND SKYLIGHTS ARE NOT MAINTAINED, WEATHER RESISTANT OR WATER TIGHT;
5. STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS.
6. FOUNDATION SYSTEMS THAT ARE NOT FIRMLY SUPPORTED BY FOOTINGS, ARE NOT PLUMB AND FREE FROM OPEN CRACKS AND BREAKS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE FROM HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGNS, AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
12. EXTERIOR STAIRS, DECKS, PORCHES, BALCONIES AND ALL SIMILAR APPURTENANCES ATTACHED THERETO, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS; OR
13. CHIMNEYS, COOLING TOWERS, SMOKESTACKS AND SIMILAR APPURTENANCES NOT STRUCTURALLY SOUND OR NOT PROPERLY ANCHORED, OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.

**EXCEPTION:**

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
  2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.
- 304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-05-19-006525

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**NOTICE TO DEMOLISH OR REPAIR**

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420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

Ryan Pruett  
Director

CERTIFIED MAIL

WILLIAMSON LILLIE B  
C/O CLARENCE WILLIAMSON

115 GREEN MOUNTAIN TRL  
COLLEGE PARK GA 30349

7/27/2020

**MAILED**  
7/27/20  
cdavis

Dear Sir or Madam:

**SUBJECT: 3314 URBAN AVE**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from W.T MILLER totaling to a sum of \$17,609.60.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on Tuesday, August 11, 2020 at 9:00AM EST and for the second reading and subsequent vote on Tuesday, August 25th, 2020 at 5:30 EST.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

City Council currently convenes at the Civic Center, located at 400 4<sup>th</sup> St, Columbus, GA.

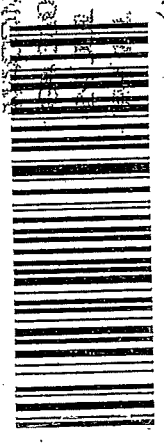
Sincerely,

Ryan Pruett  
Director, Inspections and Code  
RP:CD

7019 1120 0000 4041 6042

U.S. POSTAGE 10c  
000000 \$ 000.00

**CERTIFIED MAIL**



7017 2620 0000 3395 0045A

*2/19/61*

INSPECTIONS - 101-240-24  
**Columbus, G**  
Inspections & Code  
P. O. Box 1340  
COLUMBUS, GEORGIA 31  
Return Service Requested

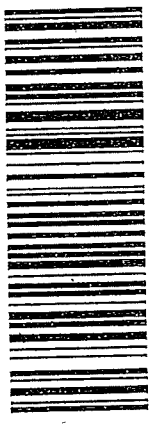


*Lillie B. Williamson  
c/o Clarence Williamson  
115 Green  
College*

POST OFFICE  
000000 \$ 000.00  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
\*155-01304-24-42

**TIME SENSITIVE**

**CERTIFIED MAIL**



7017 2620 0000 3394 8042

INSPECTIONS - 101-240-2200-61  
**Columbus, Geo**  
Inspections & Code  
P. O. Box 1340  
COLUMBUS, GEORGIA 31902-1  
Return Service Requested



*2/19/61*

**TIME SENSITIVE**

*Lillie B. Williamson  
c/o Clarence Williamson  
115 Green  
College*

POST OFFICE  
000000 \$ 000.00  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
\*1991-01494-10-42

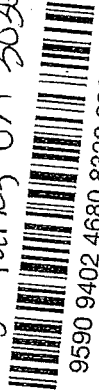
U.S. POSTAGE 10c  
000000 \$ 000.00  
02 4H  
0000348863 JUN 04 2019

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Little B. Williamson  
 c/o Clarence Williamson  
 115 Green Mountain Trl.  
 College Park, GA 30349



9590 9402 4680 8323 0365 04

2. Article Number (Transfer from service label)

707102000033948042

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 if YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



CASE-08-18-006846 2810 PEABODY AVE



# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES  
P.O. Box 657 • Cataula, GA • 706.320.2171

	Proposal
--	----------

Name <u>City of Columbus</u> Attention <u>Joseph Sturcken</u> City <u>Columbus</u> State <u>GA</u> ZIP <u>31901</u> Phone <u>(706)225-3893</u>	Date <u>6/4/2020</u>
---	----------------------

Project Description	Unit Price	TOTAL
<b>City of Columbus Demolition Proposal</b>		
<u>2810 Peabody Ave:</u> 400 sq. ft. asbestos sheet vinyl flooring 480 sq. ft. asbestos roll roofing 2,946 sq. ft. demolish wood structure. 2,946 sq. ft. provide and install seed and straw of building footprint.	\$2.50 \$1.80 \$3.90 \$0.55	\$1,000.00 \$864.00 \$11,489.40 \$1,620.30
NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.		
		<b>TOTAL</b>
		<b>\$14,973.70</b>

WOMAN OWNED SMALL BUSINESS

# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

## INVOICE

Name City of Columbus  
 Attention Joseph Sturcken  
 City Columbus State GA ZIP 31901  
 Phone (706)653-4126

Date 6/4/2020  
 INVOICE # 2810PEABODY

	Project Description	Unit Price	TOTAL
	City of Columbus  2810 Peabody Ave: Asbestos Sampling 2,946 sq. ft. building 8 samples - 6 Hour Turn Around Time	\$1,000.00 \$21.50	\$1,000.00 \$172.00
		TOTAL	\$1,172.00

WOMAN OWNED SMALL BUSINESS



SanAir ID Number  
**20032942**  
 FINAL REPORT  
 6/4/2020 12:31:23 PM

Name: W.T. Miller  
 Address: 1336 Blanchard Blvd  
 Columbus, GA 31901  
 Phone: 706-320-2171

Project Number:  
 P.O. Number:  
 Project Name: 2810 Peabody Ave  
 Collected Date: 6/3/2020  
 Received Date: 6/4/2020 10:05:00 AM

Analyst: Upshaw, Zoe

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 20032942-001 Vinyl Floor Tile	Tan Non-Fibrous Homogeneous		100% Other	None Detected
2 / 20032942-002 Sheet Vinyl Flooring, Backing	Tan Non-Fibrous Homogeneous		100% Other	None Detected
2 / 20032942-002 Sheet Vinyl Flooring, Sheet Flooring	Tan Non-Fibrous Heterogeneous	25% Cellulose	73% Other	2% Chrysotile
2 / 20032942-002 Sheet Vinyl Flooring, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
3 / 20032942-003 Sheet Vinyl Flooring	Green Non-Fibrous Heterogeneous	30% Cellulose	70% Other	None Detected
4 / 20032942-004 Joint Compound	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
5 / 20032942-005 Roll Roofing	Black Non-Fibrous Heterogeneous		98% Other	2% Chrysotile
6 / 20032942-006 Shingle Roofing	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected

Analyst: *Zoe Sara Upshaw*

Approved Signatory: *Johnathan Wilson*

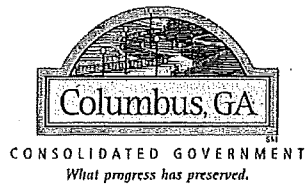
Analysis Date: 6/4/2020

Date: 6/4/2020



Activity Date	Created By	Activity Type	Activity Name	Comments
01/14/2020	Charlotte Davis	New Ownership	TORRES ISRAEL 2810 PEABODY AVE COLUMBUS, GA 31904	
	Charlotte Davis	Notice of Hearing	7019 1120 0000 4041 9340 TORRES ISRAEL 2810 PEABODY AVE COLUMBUS, GA 31904 2/26/2019 HEARING	
02/17/2020	Mallory Jackson	Return Mail Received		ARTICLE NUMBER: 7019 1120 0000 4041 9340 RETURNED UNOPENED, PLACED IN FILE.
02/20/2020	Joseph Sturcken	On-Site Visitation		No contact from new owner yet. /111
	Charlotte Davis	Notice to Demolish or Repair		2ND ATTEMPT: FOUND ALTERNATE ADDRESS FOR ISRAEL TORRES: TORRES ISRAEL & ESTHER 5800 LAING ST COLUMBUS, GA 31907 7018 1120 0000 4041 7483
02/21/2020	Mallory Jackson	Notice of Hearing		MAILED TO: ISRAEL TORRES 2927 TIP TOP DR COLUMBUS, GA 31907 ARTICLE NUMBER: 7019 1120 000 4042 1015
02/25/2020	Mallory Jackson	Phone Conversation		I RECIEVED A PHONE CALL FROM A MR. ISRAEL TORRES, 706-221-0412, HE STATES THAT HE DOES NOT OWN 2810 PEABODY AVE. I EXPLAINED TO HIM THE PROCESS OF TRYING TO REACH OUT THE OWNER AND THAT IN AN EFFORT TO REACH THE LISTED OWNE ISRAEL TORRES, 2 LETTERS WERE SENT OUT TO ADDRESSES ASSOCIATED WITH THAT NAME IN COLUMBUS. THE LETTER COULD HAVE BEEN RECIEVED IN ERROR AND I EXPLAINED THAT THE DEMC HEARING AND PROCESS WILL CONTINUE; THEREFOR IF HE IS NOT T OWNER HE WILL NOT NEED TO COME TO THE HEARING. -MALLORY HIS ADDRESS IS: TORRES ISRAEL & ESTHER 5800 LAING ST COLUMBUS, GA 31907 ***WE WILL NOT BE SENDING ANY DOCUMENTS OR LETTERS TO THI ADDRESS BECAUSE MR. TORRES THAT LIVES THERE STATES THAT IS NOT CONNECTED TO 2810 PEABODY AVE.
02/28/2020	Mallory Jackson	Notice to Demolish or Repair		MAILED TO: TORRES ISRAEL 2810 PEABODY AVE COLUMBUS, GA 31904 ARTICLE NUMBER: 7019 1120 0000 4042 0773

Activity Date	Created By	Activity Type	Activity Name	Comments
	Mallory Jackson	Notice to Demolish or Repair		2ND ADDRESS MAILED TO: ISRAEL TORRES 2927 TIP TOP DR COLUMBUS, GA 31907 ARTICLE NUMBER: 7019 1120 0000 4042 1138
03/10/2020	Mallory Jackson	Return Correspondence		ARTICLE NUMBER: 7019 1120 000 4041 7483 RETURNED SIGNED FROM: ISRAEL AND ESTER TORRES 5800 LAING ST COLUMBUS, GA 31907 PLACED IN FILE.
03/11/2020	Charlotte Davis	Notice of Lien Recorded		LIEN 788/196; FILED
03/19/2020	Joseph Sturcken	On-Site Visitation		Same owner, no change. /111
04/02/2020	Charlotte Davis	Return Mail Received		RETURN MAIL RECEIVED UNOPENED; NON DELIVERABLE 7019 1120 0000 4042 1138 NOTICE TO DEMOLISH OR REPAIR
04/13/2020	Joseph Sturcken	On-Site Visitation		NO change. /111
05/12/2020	Joseph Sturcken	On-Site Visitation		No change. /111
06/10/2020	Joseph Sturcken	On-Site Visitation		No change. /111
07/08/2020	Joseph Sturcken	On-Site Visitation		Same owner, no change. /111
07/27/2020	Charlotte Davis	Certified Mail Issued		SENT TO BOTH ADDRESSES WE HAVE ON FILE: TORRES ISRAEL 2810 PEABODY AVE COLUMBUS GA 31904  7019 2280 0001 7647 0640 ISRAEL TORRES 2927 TIP TOP DR COLUMBUS, GA 31907 7019 2280 0001 7647 0657
08/04/2020	Joseph Sturcken	On-Site Visitation		No change. /111
	Charlotte Davis	Return Correspondence		SIGNED CARD ARRIVED; 0657; COUNCIL READING LETTER RECEIVED



**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 1/14/2020

OWNER: ISRAEL TORRES

OWNER'S ADDRESS: 2810 PEABODY AVE, COLUMBUS GA

REFERENCE NUMBER  
CASE-08-18-006846

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2810 PEABODY AVE, COLUMBUS GA

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on  
**2/26/2020 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7019 1120 0000 4041 9340

CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"





CONSOLIDATED GOVERNMENT  
What progress has preserved.

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-08-18-006846

**DEMOLITION HEARING NOTICE**

302.5 RODENT HARBORAGE ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICH WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER PEST ELIMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT REINFESTATION.

304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.

8-14.4(a)(1) - Permits required  Building  Electrical  Plumbing  HVAC  Other

Permit will be required to Demo this property. /111

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION ( THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Demolition Site Inspection	Joseph Sturcken	Violations	08/13/2018
			08/13/2018

304.9 OVERHANG EXTENTIONS ALL OVERHANG EXTENSIONS INCLUDING, BUT NOT LIMITED TO CANOPIES, MARQUEES, SIGNS METAL AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS SHALL BE MAINTAINED IN GOOD REPAIR AND BE PROPERLY ANCHORED SO AS TO BE KEPT IN A SOUND CONDITION.

Inspectors Comments Inspectors Comments

House is a blight on the nieghborhood and shall be repaired or removed. /111

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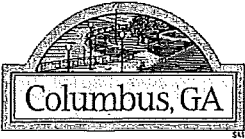
8-14.4(a)(1) - Permits required  Building  Electrical  Plumbing  HVAC  Other

Permit will be required to Demo this property. /111

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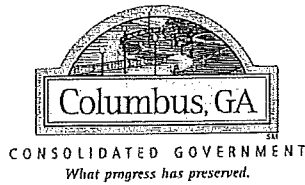
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
**CASE-08-18-006846**

**DEMOLITION HEARING NOTICE**

Demolition Site Inspection	Joseph Sturcken	Complete	11/19/2018 11/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	12/19/2018 12/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	01/21/2019 01/22/2019



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2nd Attempt  
mailed  
2.20.20

DATE: 1/14/2020

OWNER: ISRAEL TORRES  
OWNER'S ADDRESS: 2810 PEABODY AVE, COLUMBUS GA

REFERENCE NUMBER  
CASE-08-18-006846

AGENT:  
AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2810 PEABODY AVE, COLUMBUS GA

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on  
**2/26/2020 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7019 1120 0000 4041 7483

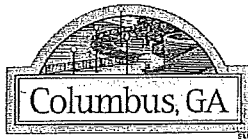
CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

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REFERENCE NUMBER  
CASE-08-18-006846

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Joseph Sturcken	Complete	02/22/2019 02/21/2019
Demolition Site Inspection	Joseph Sturcken	Complete	02/21/2019 02/21/2019
Demolition Site Inspection	Joseph Sturcken	Complete	03/28/2019 03/28/2019
Demolition Site Inspection	Joseph Sturcken	Complete	05/02/2019 05/09/2019
Demolition Site Inspection	Joseph Sturcken	Complete	05/22/2019 05/22/2019
Demolition Site Inspection	Joseph Sturcken	Complete	06/19/2019 06/19/2019
Demolition Site Inspection	Joseph Sturcken	Complete	07/17/2019 07/17/2019
Demolition Site Inspection	Joseph Sturcken	Complete	08/14/2019 08/15/2019
Demolition Site Inspection	Joseph Sturcken	Complete	09/11/2019 09/11/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/09/2019 10/09/2019
Demolition Site Inspection	Joseph Sturcken	Complete	11/06/2019 11/06/2019
Demolition Site Inspection	Joseph Sturcken	None	12/04/2019
Demolition Site Inspection	Jamaal Williams	Assigned	02/10/2020

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Inspectors Comments Inspectors Comments  
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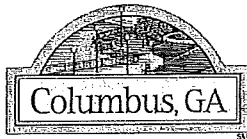
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CASE-08-18-006846

**DEMOLITION HEARING NOTICE**

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8-14.4(a)(1) - Permits required \_\_\_ Building \_\_\_ Electrical \_\_\_ Plumbing \_\_\_ HVAC \_\_\_ Other

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Demolition Site Inspection	Joseph Sturcken	Violations	08/13/2018
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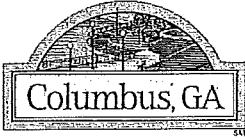
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420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-08-18-006846

**DEMOLITION HEARING NOTICE**

Demolition Site Inspection	Joseph Sturcken	Complete	11/19/2018 11/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	12/19/2018 12/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	01/21/2019 01/22/2019

Mailed to 2810 Peabody Ave



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COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123



DATE: 2/25/2020

OWNER: ISRAEL TORRES

OWNER'S ADDRESS: 2927 TIP TOP DR, COLUMBUS GA 31907

REFERENCE NUMBER  
CASE-08-18-006846

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2810 PEABODY AVE, COLUMBUS GA

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## NOTICE TO DEMOLISH OR REPAIR

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Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

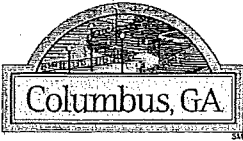
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CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

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**NOTICE TO DEMOLISH OR REPAIR**

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8-14.4(a)(1) - Permits required \_\_\_ Building \_\_\_ Electrical \_\_\_ Plumbing \_\_\_ HVAC \_\_\_ Other

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Demolition Site Inspection	Joseph Sturcken	Assigned	03/19/2020
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Demolition Site Inspection	Joseph Sturcken	Violations	08/13/2018 08/13/2018
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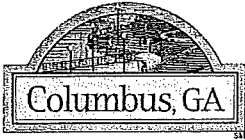
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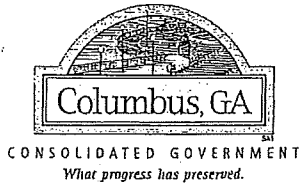
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**CASE-08-18-006846**

**NOTICE TO DEMOLISH OR REPAIR**

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Demolition Site Inspection	Joseph Sturcken	Complete	11/19/2018 11/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	12/19/2018 12/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	01/21/2019 01/22/2019

Mailed to 2927 Tiptop Dr.



INSPECTIONS & CODE  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

**DEFINITE  
MAILED**  
*2/28/2020*

DATE: 2/25/2020  
OWNER: ISRAEL TORRES  
OWNER'S ADDRESS: 2927 TIP TOP DR, COLUMBUS GA 31907  
AGENT:  
AGENT'S ADDRESS:

REFERENCE NUMBER  
CASE-08-18-006846

LOCATION OF PROPERTY: 2810 PEABODY AVE, COLUMBUS GA

### NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50% of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office. - 404 363-7026.

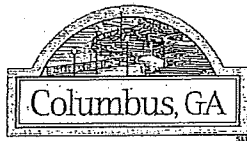
Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7019 1120 0000 4042 0773  
CERTIFIED MAIL NUMBER

*John Hudgison*  
John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



CONSOLIDATED GOVERNMENT  
What progress has preserved.

**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-08-18-006846

**NOTICE TO DEMOLISH OR REPAIR**

302.5 RODENT HARBORAGE ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICH WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER PEST ELIMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT REINFESTATION.

304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.

8-14.4(a)(1) - Permits required \_\_\_ Building \_\_\_ Electrical \_\_\_ Plumbing \_\_\_ HVAC \_\_\_ Other

Permit will be required to Demo this property. /111

304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.

304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALL BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION ( THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Demolition Site Inspection	Joseph Sturcken	Assigned	03/19/2020
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Demolition Site Inspection	Joseph Sturcken	Violations	08/13/2018 08/13/2018
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304.9 OVERHANG EXTENTIONS ALL OVERHANG EXTENSIONS INCLUDING, BUT NOT LIMITED TO CANOPIES, MARQUEES, SIGNS METAL AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS SHALL BE MAINTAINED IN GOOD REPAIR AND BE PROPERLY ANCHORED SO AS TO BE KEPT IN A SOUND CONDITION.

Inspectors Comments Inspectors Comments

House is a blight on the nieghborhood and shall be repaired or removed. /111

305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABI OF SUPPORTING THE IMPOSED LOADS.

304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTE FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITEI TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAI IN GOOD CONDITION.

305.5 HANDRAILS AND GUARDS EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.

301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS.

302.5 RODENT HARBORAGE ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICH WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER PEST ELIMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT REINFESTATION.

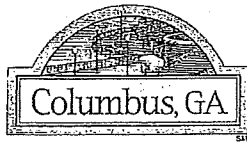
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8-14.4(a)(1) - Permits required \_\_\_ Building \_\_\_ Electrical \_\_\_ Plumbing \_\_\_ HVAC \_\_\_ Other

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CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

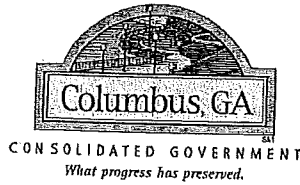
**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-08-18-006846

**NOTICE TO DEMOLISH OR REPAIR**

304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION ( THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

Demolition Site Inspection	Joseph Sturcken	Complete	11/19/2018 11/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	12/19/2018 12/19/2018
Demolition Site Inspection	Joseph Sturcken	Complete	01/21/2019 01/22/2019



INSPECTIONS & CODE  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

DATE: 1/14/2020  
OWNER: ISRAEL TORRES  
OWNER'S ADDRESS: 2810 PEABODY AVE, COLUMBUS GA  
2927 TIP TOP DR.  
AGENT: Columbus, GA 31907  
AGENT'S ADDRESS:  
LOCATION OF PROPERTY: 2810 PEABODY AVE, COLUMBUS GA

**MAILED**  
2/24/2020

REFERENCE NUMBER  
CASE-08-18-006846

**DEMOLITION HEARING NOTICE**

Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on **2/26/2020 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7019 1120 0000 4042 1015  
CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ISRAEL TORRES  
2927 TIP TOP DR  
COLUMBUS, GA 31907



2. Article Number (Transfer from service label)  
7019 2280 0001 7647 0657

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *C-19*  Agent  
 Addressee

B. Received by (Printed Name)  
*ABS*

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No  
*R.T 706*

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail®
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Israel Torres  
2810 Peabody Ave  
Columbus, GA 31907

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X  Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Israel Torres  
2810 Peabody Ave  
Columbus, GA  
31904



2. Article Number (Transfer from service label)  
7019 1120 0000 4041 7340

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X  Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery



420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

Ryan Pruett  
Director

CERTIFIED MAIL

TORRES ISRAEL  
2810 PEABODY AVE  
COLUMBUS GA 31904

**MAILED**  
7/27/20  
cdavis

7/27/2020

Dear Sir or Madam:

**SUBJECT: 2810 PEABODY AVE**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of \$14,973.70.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, August 11, 2020 at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, August 25th, 2020 at 5:30 EST**.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

City Council currently convenes at the Civic Center, located at 400 4<sup>th</sup> St, Columbus, GA.

Sincerely,

7019 2280 0001 7647 0640

Ryan Pruett

7019 2280 0001 7647 0657

Director, Inspections and Code

RP:CD

CASE-018-18-006790 6526 DORSEY ST





# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

Proposal

Name City of Columbus  
 Attention Joseph Sturcken  
 City Columbus State GA ZIP 31901  
 Phone (706)225-3893

Date 6/4/2020

	Project Description	Unit Price	TOTAL
<b>City of Columbus Demolition Proposal</b>			
	<u>6526 Dorsey Drive:</u>		
	980 sq. ft. asbestos floor tile and mastic	\$2.50	\$2,450.00
	1,728 sq. ft. demolish wood structure.	\$3.90	\$6,739.20
	1,728 sq. ft. provide and install seed and straw of building footprint.	\$0.55	\$948.75
	799 sq. ft. demolish concrete driveway	\$1.25	\$998.75
	799 sq. ft. provide and install seed and straw of concrete footprint	\$0.55	\$439.45
	352 sq. ft. demolish two outbuildings	\$3.90	\$1,372.80
	352 sq. ft. provide and install seed and straw of building footprint.	\$0.55	\$193.60
NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.			
WOMAN OWNED SMALL BUSINESS			
		<b>TOTAL</b>	<b>\$13,142.55</b>

# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

INVOICE

Name City of Columbus  
Attention Joseph Sturcken  
City Columbus State GA ZIP 31901  
Phone (706)653-4126

Date 6/4/2020  
INVOICE # 6526DORSEYAC

Project Description	Unit Price	TOTAL
<b>City of Columbus</b>  <u>6526 Dorsey Drive: Asbestos Sampling</u> 1,728 sq. ft. building 4 samples - 6 Hour Turn Around Time	\$500.00 \$21.50	\$500.00 \$86.00
<b>WOMAN OWNED SMALL BUSINESS</b>		TOTAL \$586.00



SanAir ID Number  
**20032948**  
 FINAL REPORT  
 6/4/2020 11:38:45 AM

Name: W.T. Miller  
 Address: 1336 Blanchard Blvd  
 Columbus, GA 31901  
 Phone: 706-320-2171

Project Number:  
 P.O. Number:  
 Project Name: 6526 Dorsey Drive  
 Collected Date: 6/3/2020  
 Received Date: 6/4/2020 10:05:00 AM

Analyst: Cameron, Dennis

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
1 / 20032948-001 Vinyl Floor Tile/ Mastic, Vinyl Floor Tile	Beige Non-Fibrous Homogeneous		98% Other		2% Chrysotile
1 / 20032948-001 Vinyl Floor Tile/ Mastic, Mastic	Black Non-Fibrous Homogeneous		96% Other		4% Chrysotile
2 / 20032948-002 Joint Compound	Off-White Non-Fibrous Homogeneous		100% Other		< 1% Chrysotile
3 / 20032948-003 Roofing	Black Non-Fibrous Heterogeneous	15% Glass	85% Other		None Detected

Analyst: *Dennis Cameron*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 6/4/2020

Date: 6/4/2020



CONSOLIDATED GOVERNMENT  
*What progress has prevented.*

# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-08-18-006790)

Case Type: Condemn-Demo  
Address: 6626 Dorsey Dr  
Columbus, GA

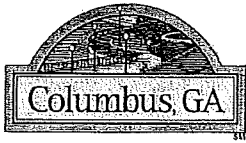
Assigned To  
Status: Request for Compliance Pending/Open

Opened Date: 08/08/2018  
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
08/08/2018	Phillip Smith	On-Site Visitation		VIOLATIONS OF THE IPMC FOUND REQUESTED DEMO CASE BE OPENED/112
09/04/2018	Marsha Thomas	Notice of Hearing		MAILED OUT ON 9/4/2018
10/04/2018	Marsha Thomas	Notice to Demolish or Repair		NO REPRESENTATION AT THE HEARING. LETTER MAILED OUT ON 10/4/2018
11/27/2018	Phillip Smith	On-Site Visitation		no change./112
12/27/2018	Phillip Smith	On-Site Visitation		NO CHANGE./112
01/28/2019	Alan Brown	On-Site Visitation		NO CHANGE./112
02/28/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
04/03/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
05/13/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
06/03/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
06/20/2019	Charlotte Davis	Phone Conversation		RECEIVED A CALL AT 9:45AM FROM DEBORAH COBB 706 577 4061, REPRESENTATIVE OF THE LIFE ESTATE OF ALENE B COBB. TRANSFERRED TO P.SMITH FOR CONSULTATION REGARDING THE COMPLIANCE PROCESS /CDAVIS
07/02/2019				

Activity Date	Created By	Activity Type	Activity Name	Comments
	Charlotte Davis	Phone Conversation		SPOKE WITH DEBORAH AND SHE HAS A CONTACT WHO IS INTERES' IN BUYING AND DEMOLISHING THE PROPERTY. EXPECTED DATE OF SALE IS AUGUST 2 2019. PER JHJDGISON, THIS PROPERTY WILL NC GO FORTH FOR THE FIRST ROUND OF DEMOLITION COUNCIL HEARI AND HAS INSTRUCTED US TO SCHEDULE A FOLLOW INSPECTION FC OCTOBER TO CHECK THE PROPERTY STATUS. OWNERSHIP WILL NE TO BE CHECKED FOR SURE AROUND THE SEPTEMBER 2019 TIMEFR /CDAVIS
08/22/2019	Shannon Maschka-Gomez	Phone Conversation		NEW OWNER CURTIS (706) 681-0991 CALLED AND WILL BRING IN THE PURCHASE DOCS ON 8/23/2019.  S. GOMEZ
08/23/2019	Joseph Sturcken	On-Site Visitation		New owner. /111
10/02/2019	Joseph Sturcken	On-Site Visitation		Rescheduled demo hearing. /111
10/07/2019	Charlotte Davis	New Ownership		OWNERSHIP CHANGED TO: LARK CURTIS 6326 BROWNING DR COLUMBUS, GA 31907  LETTER SENT TO: LARK CURTIS 6326 BROWNING DR COLUMBUS, GA 31907 HEARING DATE SCHEDULED FOR 11/20/2019 AT 10AM 7017 2620 0000 3394 5454  C.DAVIS
10/08/2019	Charlotte Davis	Return Correspondence		7019 1120 0000 4041 7223; SIGNED BY DEBORAH COBB
10/16/2019	Terry Vaughn	Return Correspondence		7019 1120 0000 4041 6646 Signed by Curtis Lark
10/24/2019	Charlotte Davis	Return Correspondence		CARD 7017 2620 0000 3394 5454 SIGNED BY CURTIS LARK /C.DAVIS
11/20/2019	Mallory Jackson	Notice to Demolish or Repair		Notice to demolish or repair letter sent 11/20/2019 after no show at demo hearing. Letter mailed to: LARK CURTIS 6326 BROWNING DR COLUMBUS, GA 31907 Article number: 7017 2620 0000 3394 5379 45 day follow up scheduled.

Activity Date	Created By	Activity Type	Activity Name	Comments
	Charlotte Davis	Lis Pendens Request Sent		LIS PENDENS ADD REQUEST SENT TO CLERK OF SUPERIOR COURT 11/20/2019 FOLLOWING DEMO HEARING C.DAVIS
01/07/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
02/07/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
02/18/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
03/19/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
04/22/2020	Jamaal Williams	On-Site Visitation		This home is part of the Million dollar clean up Columbus project. No work no change ./113
05/22/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
06/25/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
07/27/2020	Charlotte Davis	Notice of Lien Recorded		781/344 RECORDED 11/22/2019
	Jamaal Williams	On-Site Visitation		No work no change ./113
	Jamaal Williams	On-Site Visitation		No work no change went present owners home on 6326 Browning knocked on the door no answer left a green tag ./113
	Charlotte Davis	Certified Mail Issued		COUNCIL READINGS LETTER SENT: 7019 1120 0000 4041 6059 LARK CURTIS 6326 BROWNING DR COLUMBUS GA 31907
08/06/2020	Charlotte Davis	Return Correspondence		SIGNED CARD RETURNED, #6059



CONSOLIDATED GOVERNMENT  
What progress has preserved.

INSPECTIONS & CODE  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

**MAILED**  
10.7.19

DATE: 10/7/2019

OWNER: CURTIS LARK

OWNER'S ADDRESS: 6326 BROWNING DR, COLUMBUS GA 31907

REFERENCE NUMBER  
**CASE-08-18-006790**

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 6526 DORSEY DR, COLUMBUS GA

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## DEMOLITION HEARING NOTICE

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Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on  
**11/20/2019 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,  
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7017 2620 0000 3394 5454

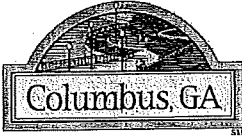
CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"



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**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-08-18-006790

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Phillip Smith	Complete	02/28/2019 02/28/2019
Demolition Site Inspection	Phillip Smith	Complete	04/03/2019 04/03/2019
Demolition Site Inspection	Phillip Smith	Complete	05/03/2019 05/13/2019
Demolition Site Inspection	Phillip Smith	Complete	06/03/2019 06/03/2019
Demolition Site Inspection	Joseph Sturcken	Complete	07/03/2019 08/23/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/02/2019 10/02/2019
Demolition Site Inspection	Joseph Sturcken	Assigned	10/30/2019
Property Maintenance Inspection	Phillip Smith	None	
Demolition Site Inspection	Phillip Smith	Violations	08/08/2018 08/08/2018

305.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS - THE FOLLOWING CONDITIONS SHALL BE DETERMINE AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTIN BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:

301.2 RESPONSIBILTY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WICH ARE NOT IN A SANITARY AND SAI CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN,SANITARY AND SAFE CONDITION THA PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.

Inspectors Comments Inspectors Comments

THIS IS A BURNED STRUCTURE BEYOND REPAIR. IT IS A BLIGHT TO THE NEIGHBORHOOD AND SHOULD BE DEMOLISHED./

305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABI OF SUPPORTING THE IMPOSED LOADS.

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301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.

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302.5 RODENT HARBORAGE ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICI WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER PEST ELIMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT REINFESTATION.

308.1 ACCUMULATION OF RUBBAGE OR GARBAGE ALL EXTERIOR PROPERTY AN PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.

8-14.4(a)(1) - Permits required \_\_\_ Building \_\_\_ Electrical \_\_\_ Plumbing \_\_\_ HVAC \_\_\_ Other





CONSOLIDATED GOVERNMENT  
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**INSPECTIONS & CODE**  
**420 10TH STREET, P.O. BOX 1340**  
**COLUMBUS, GEORGIA 31902-1340**  
**TELEPHONE: (706) 653-4126 FAX (706) 653-4123**

**REFERENCE NUMBER**  
**CASE-08-18-006790**

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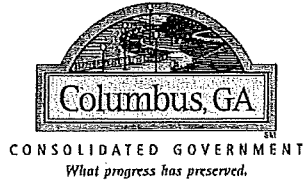
**DEMOLITION HEARING NOTICE**

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PERMITS WILL BE REQUIRED FOR THIS STRUCTURE.112

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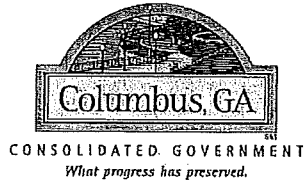
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1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR COMPONENTS THEREOF THAT HAVE REACHED THEIR LIMIT STATE;
4. SIDING AND MASONRY JOINTS INCLUDING JOINTS BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS DOORS AND SKYLIGHTS ARE NOT MAINTAINED, WEATHER RESISTANT OR WATER TIGHT;
5. STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS.
6. FOUNDATION SYSTEMS THAT ARE NOT FIRMLY SUPPORTED BY FOOTINGS, ARE NOT PLUMB AND FREE FROM OPEN CRACKS AND BREAKS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE FROM HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
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9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
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12. EXTERIOR STAIRS, DECKS, PORCHES, BALCONIES AND ALL SIMILAR APPURTENANCES ATTACHED THERETO, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS; OR
13. CHIMNEYS, COOLING TOWERS, SMOKESTACKS AND SIMILAR APPURTENANCES NOT STRUCTURALLY SOUND OR NOT PROPERLY ANCHORED, OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.

**EXCEPTION:**

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.

Demolition Site Inspection	Phillip Smith	Complete	11/27/2018 11/27/2018
Demolition Site Inspection	Phillip Smith	Complete	12/27/2018 12/27/2018



**INSPECTIONS & CODE**  
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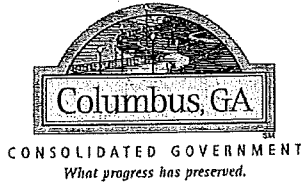
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**DEMOLITION HEARING NOTICE**

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Demolition Site Inspection	Phillip Smith	Complete	01/28/2019
			01/28/2019



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

MAILED
11/20/19 (M)

DATE: 11/20/2019
OWNER: CURTIS LARK
OWNER'S ADDRESS: 6326 BROWNING DR, COLUMBUS GA 31907
AGENT:
AGENT'S ADDRESS:

REFERENCE NUMBER
CASE-08-18-006790

LOCATION OF PROPERTY: 6526 DORSEY DR, COLUMBUS GA

NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

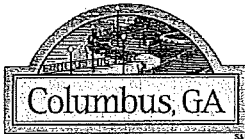
All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7017 2620 0000 3394 5379
CERTIFIED MAIL NUMBER

John Hudgison
John Hudgison, Director of Insp & Code



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**NOTICE TO DEMOLISH OR REPAIR**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Phillip Smith	Complete	02/28/2019 02/28/2019
Demolition Site Inspection	Phillip Smith	Complete	04/03/2019 04/03/2019
Demolition Site Inspection	Phillip Smith	Complete	05/03/2019 05/13/2019
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Demolition Site Inspection	Joseph Sturcken	Complete	07/03/2019 08/23/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/02/2019 10/02/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/30/2019 10/30/2019
Demolition Site Inspection	Joseph Sturcken	Assigned	11/26/2019
Property Maintenance Inspection	Phillip Smith	None	
Demolition Site Inspection	Phillip Smith	Violations	08/08/2018 08/08/2018
<p>305.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS - THE FOLLOWING CONDITIONS SHALL BE DETERMINE AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTII BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:</p> <p>301.2 RESPONSIBILTY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WICH ARE NOT IN A SANITARY AND SAI CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THA PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>THIS IS A BURNED STRUCTURE BEYOND REPAIR. IT IS A BLIGHT TO THE NEIGHBORHOOD AND SHOULD BE DEMOLISHED./</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABI OF SUPPORTING THE IMPOSED LOADS.</p> <p>304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTE FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITEI TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAI IN GOOD CONDITION.</p> <p>301.3 VACANT STRUCTURES AND LAND ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</p> <p>302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS.</p> <p>302.5 RODENT HARBORAGE ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICI WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER PEST ELIMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT REINFESTATION.</p>			



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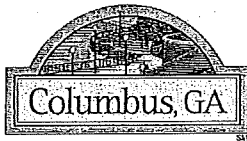
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PERMITS WILL BE REQUIRED FOR THIS STRUCTURE./112

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EXCEPTION:

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Demolition Site Inspection	Phillip Smith	Complete	11/27/2018
			11/27/2018
Demolition Site Inspection	Phillip Smith	Complete	12/27/2018
			12/27/2018



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**NOTICE TO DEMOLISH OR REPAIR**

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Demolition Site Inspection	Phillip Smith	Complete	01/28/2019
			01/28/2019





420 10th Street  
Post Office Box 1340  
Columbus, Georgia 31902-1340

Telephone (706) 653-4126  
Fax (706) 653-4123

**Ryan Pruett**  
Director

CERTIFIED MAIL

LARK CURTIS  
6326 BROWNING DR  
COLUMBUS GA 31907

7/27/2020

**MAILED**  
7/27/20  
cdavis

Dear Sir or Madam:

**SUBJECT: 6526 DORSEY DR**

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$13,142.55**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, August 11, 2020 at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, August 25th, 2020 at 5:30 EST**.

**Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.**

City Council currently convenes at the Civic Center, located at 400 4<sup>th</sup> St, Columbus, GA.

Sincerely,

7019 1120 0000 4041 6059

Ryan Pruett

Director, Inspections and Code

RP:CD

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER COMPLETE THIS SECTION**

1. Article Addressed to:

2. Article Number (Transfer from service label)

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type

Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

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 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®  
 Registered Mail™  
 Registered Mail Restricted Delivery  
 Return Receipt for Merchandise  
 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 Signature Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt