

802 Benning Drive

Owner: Flora Lyles

1,444 Square Feet



03 16 2021



03 16 2021

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

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

Proposal

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

Date 3/4/2021

	Project Description	Unit Price	TOTAL
City of Columbus Demolition Proposal			
	<p><u>802 Benning Drive :</u> 1,444 sq. ft. demolish concrete block structure. 1,444 sq. ft. provide and install seed and straw of the 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>\$4.00 \$0.55</p>	<p>\$5,776.00 \$794.20</p>
WOMAN OWNED SMALL BUSINESS			
		TOTAL	\$6,570.20

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

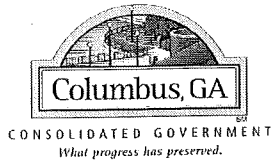
P.O. Box 657 • Cataula, GA • 706.320.2171

INVOICE

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

Date 3/4/21
 INVOICE # 802BENNGACM

	Project Description	Unit Price	TOTAL
	City of Columbus		
	802 Benning Drive: Asbestos Sampling		
	1,444 sq. ft. building	\$500.00	\$500.00
	2 samples - 6 Hour Turn Around Time	\$21.50	\$43.00
WOMAN OWNED SMALL BUSINESS			
		TOTAL	\$543.00



COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-06-18-005656)

Case Type: Condemn-Demo
Address: 802 Benning Dr
Columbus, GA

Assigned To
Status: Request for Compliance Pending/Open

Opened Date: 06/06/2018
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
07/05/2018	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 7/5/2018
07/27/2018	Marsha Thomas	Notice to Demolish or Repair		NO REPRESENTATION AT THE HEARING. LETTER MAILED OUT ON 7/27/2018
08/13/2018	Jamaal Williams	On-Site Visitation		No Change no work / 113
09/24/2018	Jamaal Williams	On-Site Visitation		No work no change went by the owners address at 320 Converse ct rung doorbell no answer left a green tag / 113
09/25/2018	Jamaal Williams	Phone Conversation		Spoke with Ms FLora and she plans on demolishing the home. I explained she would need a demo permit first. She is looking for a demolition company. She asked for recommendation and I told her I would ask our Director if I cold inform her who we use for the city demolition.
10/22/2018	Jamaal Williams	On-Site Visitation		No work no change called Ms Flora and she indicated she still did not find a demo contractor and she asked what company we used I informed her we use WT Miller / 113
11/19/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
12/18/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
01/16/2019	Jamaal Williams	Property Maint. Letter (45 Day Letter)		No work no change / 113
02/18/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
03/19/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
05/21/2019	Jamaal Williams	On-Site Visitation		No work no change / 134

Activity Date	Created By	Activity Type	Activity Name	Comments
06/20/2019	Jamaal Williams	On-Site Visitation		No change took recent pictures to add to the 2019 Demo list to present to council / 134
07/23/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
08/26/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
09/26/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
10/28/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
12/02/2019	Jamaal Williams	On-Site Visitation		No work no change /113
01/02/2020	Walter Lewis	On-Site Visitation		no work, no change /112
02/03/2020	Walter Lewis	On-Site Visitation		no work no change /112
03/18/2020	Walter Lewis	On-Site Visitation		no work no change //112
04/28/2020	Walter Lewis	On-Site Visitation		no changes //112
06/05/2020	Walter Lewis	On-Site Visitation		no work no change //112
07/21/2020	Walter Lewis	On-Site Visitation		No work no change //112
08/25/2020	Walter Lewis	On-Site Visitation		no work no change //112
10/29/2020	Walter Lewis	On-Site Visitation		no work no change //112
12/11/2020	Walter Lewis	On-Site Visitation		no change //112
01/19/2021	Walter Lewis	On-Site Visitation		no change //112
02/22/2021	Walter Lewis	On-Site Visitation		Property has been recommended for demolition //112
03/10/2021				

Activity Date	Created By	Activity Type	Activity Name	Comments
	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: LYLES FLORA 320 CONVERSE CT COLUMBUS, GA 31907 ARTICLE NUMBER: 7020 0090 0000 1809 0020
03/26/2021	Walter Lewis	On-Site Visitation		no change //112



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

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

Ryan Pruett
Director

CERTIFIED MAIL

REDDING FLOYD P ESTATE OF

PO BOX 4682

COLUMBUS GA 31914

7020 0090 0000 1809 0068

3/12/2021

Dear Sir or Madam:

SUBJECT: 1014 Calvin Avenue

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) and for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$\$9,155.50**

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27th, 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.

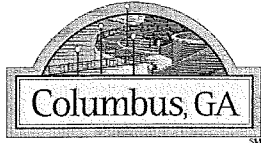
City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD



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
2/25/2020

DATE: 2/25/2020

OWNER: REDDING FLOYD P ESTATE OF % RICKY REI
OWNER'S ADDRESS: PO BOX 4682, COLUMBUS GA 31917

AGENT: DANNY L REDDING
AGENT'S ADDRESS: PO BOX 4682, COLUMBUS GA 31914

LOCATION OF PROPERTY: 1014 CALVIN AVE, COLUMBUS GA

**REFERENCE NUMBER
CASE-09-18-007183**

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**

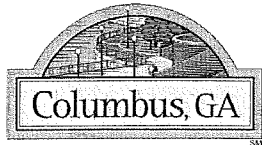
7019 1120 0000 4042 1169

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



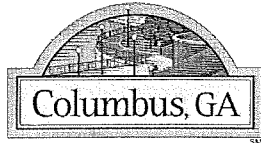
CONSOLIDATED GOVERNMENT
What progress has preserved.

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

REFERENCE NUMBER
CASE-09-18-007183

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	02/04/2019 02/04/2019
Demolition Site Inspection	Phillip Smith	Complete	02/22/2019 02/22/2019
Inspectors Comments Inspectors Comments			
RECEIVED EMAIL FROM OWNER STATING THAT HE WILL PUT THE STRUCTURE AT #2 ON HIS DEMO LIST./112			
Demolition Site Inspection	Phillip Smith	Complete	03/25/2019 03/25/2019
Demolition Site Inspection	Phillip Smith	Complete	04/25/2019 05/10/2019
Demolition Site Inspection	Phillip Smith	Complete	05/22/2019 05/22/2019
Demolition Site Inspection	Phillip Smith	Complete	06/24/2019 06/24/2019
Demolition Site Inspection	Joseph Sturcken	Complete	07/29/2019 07/29/2019
Demolition Site Inspection	Joseph Sturcken	Complete	08/26/2019 08/26/2019
Demolition Site Inspection	Joseph Sturcken	Complete	09/23/2019 09/23/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/21/2019 10/21/2019
Demolition Site Inspection	Joseph Sturcken	Complete	10/21/2019 10/21/2019
Demolition Site Inspection	Joseph Sturcken	Complete	11/18/2019 11/18/2019
Demolition Site Inspection	Walter Lewis	None	12/16/2019
Demolition Site Inspection	Walter Lewis	Complete	12/30/2019 12/30/2019
Demolition Site Inspection	Phillip Smith	Violations	09/04/2018 09/05/2018
<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>HOUSE IS A BURNED STRUCTURE AND IS A BLIGHT TO THE NEIGHBORHOOD./112</p>			
<p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABI OF SUPPORTING THE IMPOSED LOADS.</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>			



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-09-18-007183

NOTICE TO DEMOLISH OR REPAIR

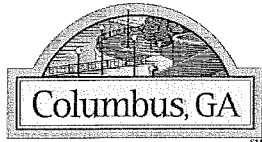
302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE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

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.

308.1 ACCUMILATION 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

305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALLBE 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.



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-09-18-007183

NOTICE TO DEMOLISH OR REPAIR

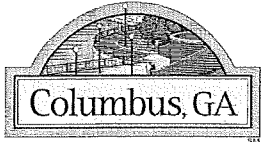
304.1.1 EXTERIOR UNSAFE CONDITIONS THE FOLLOWING CONDITIONS SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDINGS:

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.

Demolition Site Inspection	Phillip Smith	Complete	11/29/2018
			11/29/2018
Demolition Site Inspection	Phillip Smith	Complete	01/03/2019
			01/03/2019

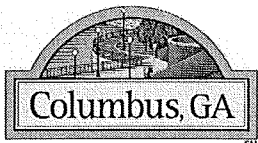


CONSOLIDATED GOVERNMENT
What progress has preserved.

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

REFERENCE NUMBER
CASE-09-18-007183

NOTICE TO DEMOLISH OR REPAIR



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: 9/10/2018

OWNER: FLOYD REDDING % RICKY REDDING

OWNER'S ADDRESS: PO BOX 637, COLUMBUS GA 31917

REFERENCE NUMBER
CASE-09-18-007183

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1014 CALVIN AVE, COLUMBUS GA

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
9/26/2018 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

9460

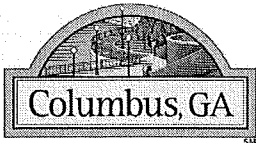
CERTIFIED MAIL NUMBER

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"



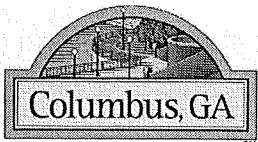
CONSOLIDATED GOVERNMENT
What progress has preserved.

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

REFERENCE NUMBER
CASE-09-18-007183

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Phillip Smith	Violations	09/04/2018 09/05/2018
<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>HOUSE IS A BURNED STRUCTURE AND IS A BLIGHT TO THE NEIGHBORHOOD./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>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>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 AND 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.</p> <p>308.1 ACCUMULATION OF RUBBAGE OR GARBAGE ALL EXTERIOR PROPERTY AND PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.</p> <p>8-14.4(a)(1) - Permits required ___ Building ___ Electrical ___ Plumbing ___ HVAC ___ Other</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>			



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-09-18-007183

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 OF 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.