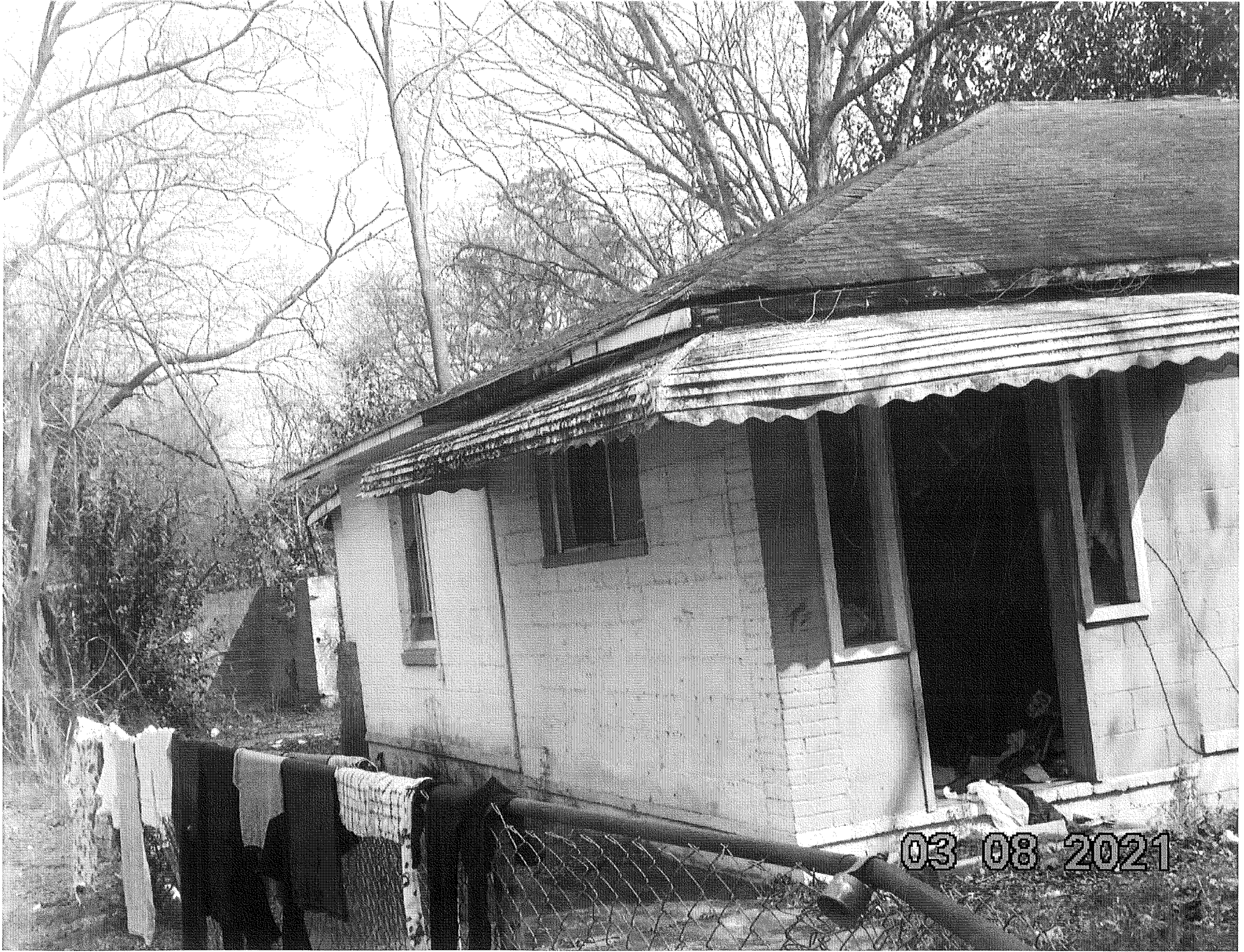


**1014 Calvin Avenue**  
**Owner: Estate of Floyd**  
**Redding**  
**1,400 Square Feet**



03 08 2021





03 08 2021





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
	<b>City of Columbus Demolition Proposal</b>		
	<u>1014 Calvin Ave:</u> 1,400 sq. ft. demolish wood structure.	\$4.00	\$5,500.00
	1,400 sq. ft. provide and install seed and straw of the building footprint.	\$0.55	\$770.00
	1,260 sq. ft. demolish concrete.	\$1.25	\$950.00
	1,260 sq. ft. provide and install seed and straw of the concrete footprint.	\$0.55	\$418.00
	200 sq. ft demolish masonry structure out building.	\$4.00	\$800.00
	200 sq. ft. provide and install seed and straw of out building footprint.	\$0.55	\$110.00
	 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>\$8,548.00</b>

# W.T. Miller

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

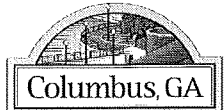
INVOICE

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

Date 3/4/21  
 INVOICE # 1014CALVACM

	Project Description	Unit Price	TOTAL
	City of Columbus		
	1014 Calvin Ave: Asbestos Sampling		
	1,400 sq. ft. building	\$500.00	\$500.00
	5 samples - 6 Hour Turn Around Time	\$21.50	\$107.50
TOTAL			\$607.50

WOMAN OWNED SMALL BUSINESS



COLUMBUS, GA  
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*

## COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-09-18-007183)

**Case Type:** Condemn-Demo  
**Address:** 1014 Calvin Ave  
Columbus, GA

**Assigned To:**  
**Status:** Request for Compliance Pending/Open

**Opened Date:** 09/05/2018  
**Closed Date:**

Activity Date	Created By	Activity Type	Activity Name	Comments
09/06/2018	Marsha Thomas	Notice of Hearing		MAILED OUT ON 9/6/2018
10/04/2018	Marsha Thomas	Notice to Demolish or Repair		NO REPRESENTATION AT THE HEARING. LETTER MAILED OUT ON 10/4/2018
11/29/2018	Phillip Smith	On-Site Visitation		NO CHANGE./112
01/03/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
02/04/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
03/25/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
05/10/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
05/22/2019	Phillip Smith	On-Site Visitation		NO NEW CHANGES./112
06/24/2019	Phillip Smith	On-Site Visitation		NO NEW CHANGES./112
07/29/2019	Joseph Sturcken	On-Site Visitation		No changes. /111
08/26/2019	Joseph Sturcken	On-Site Visitation		Same owner, no change. /111
09/23/2019	Joseph Sturcken	On-Site Visitation		No change. /111
11/18/2019	Joseph Sturcken	On-Site Visitation		No change. /111
12/30/2019				

Activity Date	Created By	Activity Type	Activity Name	Comments
	Charlotte Davis	Notice of Hearing		SAME OWNER; DIFFERENT ASSESSMENT ADDRESS; SCHEDULED DE HEARING; SENT NEW LETTER CERTIFIED 7019 1120 0000 4041 8848 T REDDING FLOYD P ESTATE OF PO BOX 4682 COLUMBUS, GA 31914
	Walter Lewis	On-Site Visitation		No Change //112
01/15/2020	Mallory Jackson	Return Correspondence		8848 RETURNED SIGNED, PLACED IN FILE.
	Mallory Jackson	Return Correspondence		8985 RETURNED SIGNED, PLACED IN FILE.
02/28/2020	Mallory Jackson	Notice to Demolish or Repair		MAILED TO: REDDING FLOYD P ESTATE OF PO BOX 4682 COLUMBUS, GA 31914 ARTICLE NUMBER: 7019 1120 000 4042 1169
03/10/2020	Walter Lewis	On-Site Visitation		no change //112
03/11/2020	Charlotte Davis	Notice of Lien Recorded		788/192; FILED
04/14/2020	Walter Lewis	On-Site Visitation		no work no change //112
05/14/2020	Walter Lewis	On-Site Visitation		Lien has been recorded on property; no changes //112
06/22/2020	Walter Lewis	On-Site Visitation		no work no change //112
07/21/2020	Walter Lewis	On-Site Visitation		Property is in the same condition //112
08/26/2020	Walter Lewis	On-Site Visitation		no work, no change //112
10/01/2020	Walter Lewis	On-Site Visitation		no work no change //112
11/09/2020	Walter Lewis	On-Site Visitation		no work no change //112
12/11/2020	Walter Lewis	On-Site Visitation		no change //112
02/08/2021	Walter Lewis	On-Site Visitation		no change //112
03/10/2021				



Activity Date	Created By	Activity Type	Activity Name	Comments
	Mallory Jackson		Council Demolition Letter Sent	MAILED TO; REDDING FLOYD P ESTATE OF PO BOX 4682 COLUMBUS GA 31914 ARTICLE NUMBER: 7020 0090 0000 1809 0068
04/01/2021	Walter Lewis		On-Site Visitation	no changes //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

LYLES FLORA

320 CONVERSE CT

COLUMBUS, GA 31907

7020 0090 0000 1809 0020

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3/12/2021

Dear Sir or Madam:

**SUBJECT: 802 Benning Drive**

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 **\$7,113.20**.

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

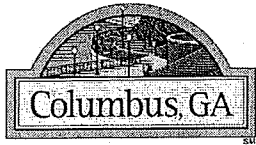
City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD



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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: 7/25/2018

OWNER: FLORA LYLES

OWNER'S ADDRESS: 320 CONVERSE, COLUMBUS GA 31907

REFERENCE NUMBER  
CASE-06-18-005656

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 802 BENNING DR, 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

3399

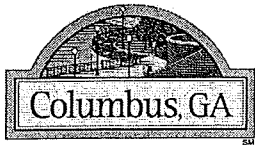
*John Hudson*

Id:

CC: Walden & Associates House Movers  
830 Wilder Dr  
Columbus GA 31907  
Certified # 3450

CC: John Greenlee Construction  
2900 Manchester Expr  
Columbus GA 31909  
Certified # 3412

CC: Thomas C Thompson Jr  
823 2<sup>nd</sup> Ave  
Columbus GA 31901  
Certified # 3436



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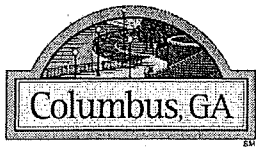
**INSPECTIONS & CODE**  
420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-06-18-005656

**NOTICE TO DEMOLISH OR REPAIR**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jamaal Williams	Violations	06/07/2018 06/07/2018
<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>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>403.2 BATHROOMS AND TOILET ROOMS EVERY BATHROOM AND TOILET ROOM SHALL COMPLY WITH THE VENTILATION REQUIREMENTS FOR HABITABLE SPACES AS REQUIRED BY SECTION 403.1, EXCEPT THAT A WINDOW SHALL NOT BE REQUIRED IN SUCH SPACES EQUIPPED WITH A MECHANICAL VENTILATION SYSTEM. AIR EXHAUSTED BY A MECHANICAL VENTILATION SYSTEM FROM A BATHROOM OR TOILET ROOM SHALL DISCHARGE TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED.</p> <p>306.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS. WHERE ANY OF THE FOLLOWING CONDITIONS CAUSE THE COMPONENT OR SYSTEM TO BE BEYOND ITS LIMIT STATE, THE COMPONENT OR SYSTEM 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 BUILDING:</p> <p>304.3 PERMISES 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.</p> <p>Inspectors Comments Inspectors Comments</p> <p>House is considered blight in the neighborhood and shall be maintained regardless of occupancy / 113</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>504.3 PLUMBING SYSTEM HAZARDS WHERE IT IS FOUND THAT A PLUMBING SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, INADEQUATE VENTING, CROSS CONNECTION, BACKSIPHONAGE, IMPROPER INSTALLATION, DETERIORATION OR DAMAGE OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.</p> <p>504.3 PLUMBING SYSTEM HAZARDS WHERE IT IS FOUND THAT A PLUMBING SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, INADEQUATE VENTING, CROSS CONNECTION, BACKSIPHONAGE, IMPROPER INSTALLATION, DETERIORATION OR DAMAGE OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.</p> <p>304.13.1 GLAZING ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.</p> <p>304.8 DECORATIVE FEATURES ALL CORNICES, BELT COURSES, CORBELS, TERRA COTTA TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES SHALL BE MAINTAINED IN GOOD REPAIR WITH PROPER ANCHORAGE AND IN A SAFE 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 BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</p> <p>503.4 FLOOR SURFACE 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>503.4 FLOOR SURFACE 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>304.14 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.</p> <p>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.</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>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.</p>			





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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-06-18-005656

**NOTICE TO DEMOLISH OR REPAIR**

403.3 COOKING FACILITIES UNLESS APPROVED THROUGH THE CERTIFICATE OF OCCUPANCY, COOKING SHALL NOT BE PERMITTED IN ANY ROOMING UNIT OR DORMITORY UNIT, AND A COOKING FACILITY OR APPLIANCE SHALL NOT BE PERMITTED TO BE PRESENT IN THE ROOMING UNIT OR DORMITORY UNIT.

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.

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.

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

A Demo permit shall obtained before property is demolished / 113

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.

403.4 PROCESS VENTILATION WHERE INJURIOUS, TOXIC, IRRITATING OR NOXIOUS FUMES, GASES, DUSTS, OR MISTS ARE GENERATED, A LOCAL EXHAUST VENTILATION SYSTEM SHALL BE PROVIDED TO REMOVE THE CONTAMINATING AGENT AT THE SOURCE. AIR SHALL BE EXHAUSTED TO THE EXTERIOR AND NOT BE RECIRCULATED TO ANY SPACE.

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.

404.4 BEDROOM AND LIVING ROOM REQUIREMENTS EVERY BEDROOM AND LIVING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 404.4.1-404.4.5

304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNITS SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.

304.18.1 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.

703.1 FIRE RESISTANCE RATED ASSEMBLIES THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE-RATED WALLS, FIRE STOPS, SHAFT ENCLOSURES, PARTITIONS AND FLOORS SHALL BE MAINTAINED.

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.

404.3 MINIMUM CEILING HEIGHTS HABITABLE SPACES, HALLWAYS, CORRIDORS, LAUNDRY AREAS, BATHROOMS, TOILET ROOMS AND HABITABLE BASEMENT AREAS SHALL HAVE A MINIMUM CLEAR CEILING HEIGHT OF 7 FEET.



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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  
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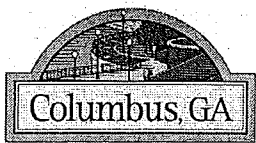
**NOTICE TO DEMOLISH OR REPAIR**

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 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.
- 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.
- 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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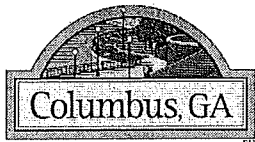
REFERENCE NUMBER  
CASE-06-18-005656

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**NOTICE TO DEMOLISH OR REPAIR**

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DATE: 7/5/2018

OWNER: FLORA LYLES

OWNER'S ADDRESS: 320 CONVERSE, COLUMBUS GA 31907

REFERENCE NUMBER  
**CASE-06-18-005656**

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 802 BENNING 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  
**7/25/2018 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

3382

CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

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

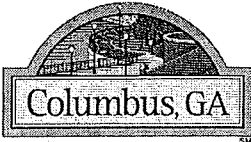
*"An Equal Opportunity / Affirmative Action Organization"*

CC: Walden & Associates House Movers Inc  
830 Wilder Dr  
Columbus GA 31907  
Certified # 3443

CC: Thomas C. Thompson JR  
823 Second Ave  
Columbus GA 31901  
Certified # 3429

CC: John Greenlee Construction  
2900 Manchester Expr  
Columbus GA 31909  
Certified # 3405





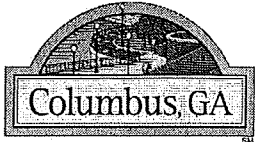
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CASE-06-18-005656

**DEMOLITION HEARING NOTICE**

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jamaal Williams	Violations	06/07/2018 06/07/2018
<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>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>403.2 BATHROOMS AND TOILET ROOMS EVERY BATHROOM AND TOILET ROOM SHALL COMPLY WITH THE VENTILATION REQUIREMENTS FOR HABITABLE SPACES AS REQUIRED BY SECTION 403.1, EXCEPT THAT A WINDOW SHALL NOT BE REQUIRED IN SUCH SPACES EQUIPPED WITH A MECHANICAL VENTILATION SYSTEM. AIR EXHAUSTED BY A MECHANICAL VENTILATION SYSTEM FROM A BATHROOM OR TOILET ROOM SHALL DISCHARGE TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED.</p> <p>306.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS. WHERE ANY OF THE FOLLOWING CONDITIONS CAUSE THE COMPONENT OR SYSTEM TO BE BEYOND ITS LIMIT STATE, THE COMPONENT OR SYSTEM 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 BUILDING:</p> <p>304.3 PERMITS 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.</p> <p>Inspectors Comments Inspectors Comments House is considered blight in the neighborhood and shall be maintained regardless of occupancy / 113</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>504.3 PLUMBING SYSTEM HAZARDS WHERE IT IS FOUND THAT A PLUMBING SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, INADEQUATE VENTING, CROSS CONNECTION, BACKSIPHONAGE, IMPROPER INSTALLATION, DETERIORATION OR DAMAGE OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.</p> <p>504.3 PLUMBING SYSTEM HAZARDS WHERE IT IS FOUND THAT A PLUMBING SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, INADEQUATE VENTING, CROSS CONNECTION, BACKSIPHONAGE, IMPROPER INSTALLATION, DETERIORATION OR DAMAGE OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.</p> <p>304.13.1 GLAZING ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.</p> <p>304.8 DECORATIVE FEATURES ALL CORNICES, BELT COURSES, CORBELS, TERRA COTTA TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES SHALL BE MAINTAINED IN GOOD REPAIR WITH PROPER ANCHORAGE AND IN A SAFE 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 BLIGHTING PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</p> <p>503.4 FLOOR SURFACE 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>503.4 FLOOR SURFACE 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>304.14 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.</p> <p>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.</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>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.</p>			



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**DEMOLITION HEARING NOTICE**

403.3 COOKING FACILITIES UNLESS APPROVED THROUGH THE CERTIFICATE OF OCCUPANCY, COOKING SHALL NOT BE PERMITTED IN ANY ROOMING UNIT OR DORMITORY UNIT, AND A COOKING FACILITY OR APPLIANCE SHALL NOT BE PERMITTED TO BE PRESENT IN THE ROOMING UNIT OR DORMITORY UNIT.

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.

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.

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

A Demo permit shall obtained before property is demolished / 113

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.

403.4 PROCESS VENTILATION WHERE INJURIOUS, TOXIC, IRRITATING OR NOXIOUS FUMES, GASES, DUSTS, OR MISTS ARE GENERATED, A LOCAL EXHAUST VENTILATION SYSTEM SHALL BE PROVIDED TO REMOVE THE CONTAMINATING AGENT AT THE SOURCE. AIR SHALL BE EXHAUSTED TO THE EXTERIOR AND NOT BE RECIRCULATED TO ANY SPACE.

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 TOOMS.

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

404.4 BEDROOM AND LIVING ROOM REQUIREMENTS EVERY BEDROOM AND LIVING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 404.4.1-404.4.5

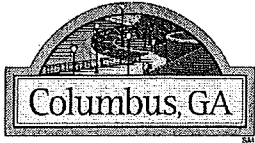
304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNITS SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.

304.18.1 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.

703.1 FIRE RESISTANCE RATED ASSEMBLIES THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE-RATED WALLS, FIRE STOPS, SHAFT ENCLOSURES, PARTITIONS AND FLOORS SHALL BE MAINTAINED.

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.

404.3 MINIMUM CEILING HEIGHTS HABITABLE SPACES, HALLWAYS, CORRIDORS, LAUNDRY AREAS, BATHROOMS, TOILET ROOMS AND HABITABLE BASEMENT AREAS SHALL HAVE A MINIMUM CLEAR CEILING HEIGHT OF 7 FEET.



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**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:

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