

4258 Meritas Drive

Owner: Grace S Collinsworth

1,170 Square Feet





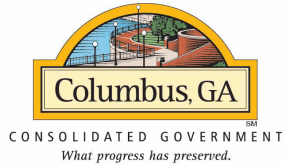


Proposal

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		
	<u>4258 Meritas Drive:</u> 252 sq. ft. of Asbestos window glazing. 1,170 sq. ft. demolish wood structure. 1,170 sq. ft. provide and install seed and straw of the building footprint.	\$3.00 \$3.90 \$0.55	\$756.00 \$4,563.00 \$643.50
	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			
		TOTAL	\$5,962.50



COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-03-17-003188)

Case Type: Condemn-Demo
Address: 4258 Meritas Dr
Columbus, GA

Assigned To
Status: Request for Compliance Pending/Open

Opened Date: 03/17/2017
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
04/04/2017	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 4/4/2017
04/27/2017	Marsha Thomas	Notice to Demolish or Repair		NO ONE PRESENT FOR THE HEARING. LETTER WAS MAILED OUT ON 4/27/2017
06/14/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
07/13/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
08/10/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
09/18/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
10/17/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
11/21/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
12/20/2017	Teresa Young	On-Site Visitation		NO CHANGE / 112
01/23/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112
02/22/2018	Teresa Young	On-Site Visitation		NO CHANGE; CANNOT FIND ANY INFORMATION ON THIS OWNER EXCEPT THAT TAXES ARE DELIQUENT AT LEAST SINCE 2010 / 112
03/21/2018	Teresa Young	On-Site Visitation		THE BACK PORTION OF THE PROPERTY IS GETTING WORSE, NO CHANGES / 112
04/23/2018	Teresa Young	On-Site Visitation		NO CHANGE / 112

Activity Date	Created By	Activity Type	Activity Name	Comments
05/21/2018	Teresa Young	Phone Conversation		NO CHANGE; OWNER REMAINS THE SAME AT THIS ADDRESS; BUILDING IS COMING APART AT THE CORNERS; WOOD IS SO ROTTED IT'S PULLING APART / 112
06/21/2018	Jamaal Williams	On-Site Visitation		No Change same owner / 113
07/23/2018	Jamaal Williams	On-Site Visitation		No Change / 113
10/09/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
11/14/2018	Jamaal Williams	On-Site Visitation		No work no change / 113
12/11/2018	Jamaal Williams	On-Site Visitation		No work no change property taxes has not been paid since 2010 / 113
01/10/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
02/11/2019	Jamaal Williams	On-Site Visitation		No work no change / 113
03/11/2019	Jamaal Williams	On-Site Visitation		No change no work / 113
05/20/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
06/20/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
07/22/2019	Jamaal Williams	On-Site Visitation		NO CHANGE; CANNOT FIND ANY INFORMATION ON THIS OWNER EXCEPT THAT TAXES ARE DELIQUENT AT LEAST SINCE 2010 / 134
08/23/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
09/27/2019	Jamaal Williams	On-Site Visitation		No work no change / 134
10/31/2019	Jamaal Williams	On-Site Visitation		No work no change /113
12/04/2019	Jamaal Williams	On-Site Visitation		NO CHANGE; CANNOT FIND ANY INFORMATION ON THIS OWNER EXCEPT THAT TAXES ARE DELIQUENT AT LEAST SINCE 2010 / 113
01/31/2020	Jamaal Williams	On-Site Visitation		No work no change /113

Activity Date	Created By	Activity Type	Activity Name	Comments
02/25/2020	Joseph Sturcken	On-Site Visitation		No change. /111
03/24/2020	Joseph Sturcken	On-Site Visitation		No change. /111
04/21/2020	Joseph Sturcken	On-Site Visitation		Checked white pages for more information on owner. Nothing new found. /111
05/19/2020	Joseph Sturcken	On-Site Visitation		No change. /111
06/15/2020	Joseph Sturcken	On-Site Visitation		No change. /111
07/13/2020	Joseph Sturcken	On-Site Visitation		No change. /111
08/11/2020	Joseph Sturcken	On-Site Visitation		Same owner, Can not find any other address for owner. /111
09/08/2020	Joseph Sturcken	On-Site Visitation		No change. /111
12/11/2020	Walter Lewis	On-Site Visitation		no change //112
01/15/2021	Walter Lewis	On-Site Visitation		no change //112
02/11/2021	Walter Lewis	On-Site Visitation		Property recommended for demo //112
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: COLLINSWORTH GRACE S 4258 MERITAS DR COLUMBUS GA 31904 ARTICLE NUMBER: 7020 0090 0000 1808 1486
04/01/2021	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

COLLINSWORTH GRACE S

4258 MERITAS DR

COLUMBUS, GA 31904

7020 0090 0000 1808 1486

3/12/2021

Dear Sir or Madam:

SUBJECT: 4258 Meritas 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 **\$6,505.50**.

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**.

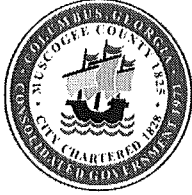
Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being 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

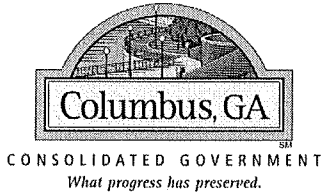
RP:CD



INSPECTOR'S CONDEMNATION REPORT
INSPECTIONS & CODE ENFORCEMENT DIVISION
COLUMBUS, GEORGIA
"Quality People Providing a Quality Service"

Zoned		District		Ref. No.	08-17-003188
Tax Map	013			Reason For Inspection:	
Block	021			Routine	
Lot	001			Complaint	X
				C.D. Tract	
Location 4258 MERITAS DR., COLUMBUS, GA 31904					
Buildings		House		Acc Structure	
				Commercial	x
Lot	1			Deed Book	3158
Block	I			Page No.	326
Subdivision NORTH SIDE					
Owner: GRACE S COLLINGSWORTH					
Address: 4258 MERITAS DR., COLUMBUS, GA 31904					
Lien Holder:					
Parties in Interest: (commercial)					
Address: 7082-7099					
Type of Construction: Blk/Wood			No. Of Family Units:		
Type of Occupancy: Residential			No. Of Baths/Toilets:		
Occupied: Vacant			No. Of Stories: 1		
Appraised Value: \$4,426			Estimated Cost to Repair: \$30,000 +/-		
Main Structure:					
Acc Structure:					
Inspected By: Teresa Young			Date: 3/17/17		

Complied By:			(Vol./City) Date Complied:		
Date/Bid Open		Date/Cont. Signed		Ord.#	
Inspector's Signature					



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

DATE: 4/25/2017

OWNER: GRACE COLLINSWORTH
OWNER'S ADDRESS: 4258 MERITAS, COLUMBUS GA

REFERENCE NUMBER
CASE-03-17-003188

AGENT:
AGENT'S ADDRESS:

LOCATION OF PROPERTY: 4258 MERITAS 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 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

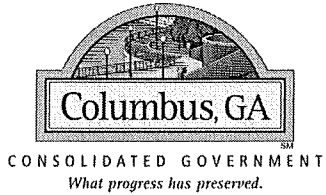
7099

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"

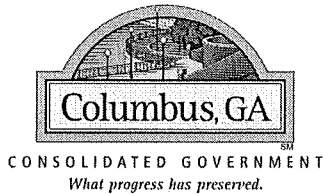


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COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-03-17-003188

NOTICE TO DEMOLISH OR REPAIR

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Teresa Young	Violations	03/17/2017 03/17/2017
<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 . Inspectors Comments Inspectors Comments</p> <p>TAXES ARE DELINQUENT SINCE 2007; THE STRUCTURE HAS SIGNIFICANT DETERIORATION AND THE COSTS ASSOCIATED WITH REPAIR FAR EXCEED 50% OF ITS ACCESSED VALUE. / 112</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 . 8-14.4(a)(1) - Permits required ___ Building ___ Electrical ___ Plumbing ___ HVAC ___ Other</p> <p>PERMITS REQUIRED TO REPAIR INCLUDE BUILDING; PLUMBING; ELECTRICAL AND MECHANICAL PERMITS. A DEMOLITION PERMIT IS REQUIRED TO DEMOLISH / 112</p>			



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REFERENCE NUMBER
CASE-03-17-003188

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:

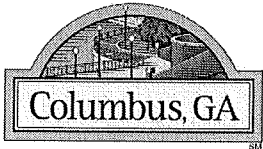
1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR 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, SIGN 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 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 .

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 EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:

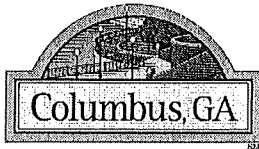


CONSOLIDATED GOVERNMENT
What progress has preserved.

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

REFERENCE NUMBER
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NOTICE TO DEMOLISH OR REPAIR



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

DATE: 4/4/2017

OWNER: GRACE COLLINSWORTH
OWNER'S ADDRESS: 4258 MERITAS, COLUMBUS GA

REFERENCE NUMBER
CASE-03-17-003188

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 4258 MERITAS DR, 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
4/26/2017 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

7082

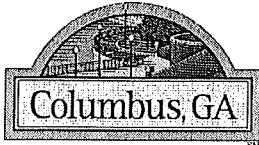
CERTIFIED MAIL NUMBER

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"



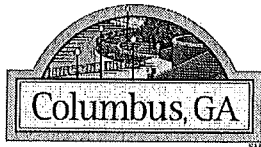
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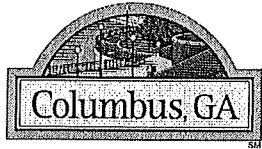
DEMOLITION HEARING NOTICE

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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;
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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.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGN 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 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.
- 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 EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:



CONSOLIDATED GOVERNMENT
What progress has preserved.

INSPECTIONS & CODE
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DEMOLITION HEARING NOTICE
