

1103 22nd Street

Owner: Covenant, LLC

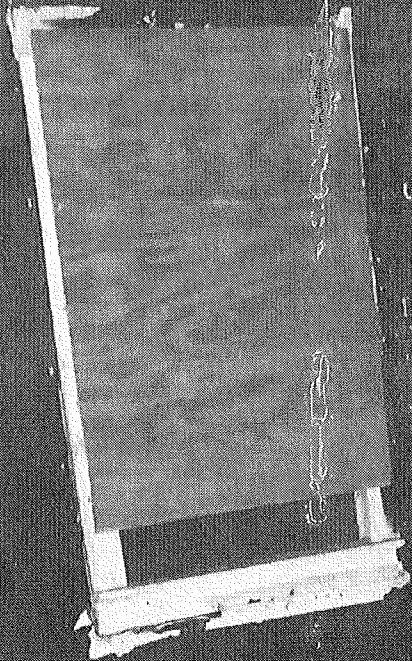
1,374 Square Feet

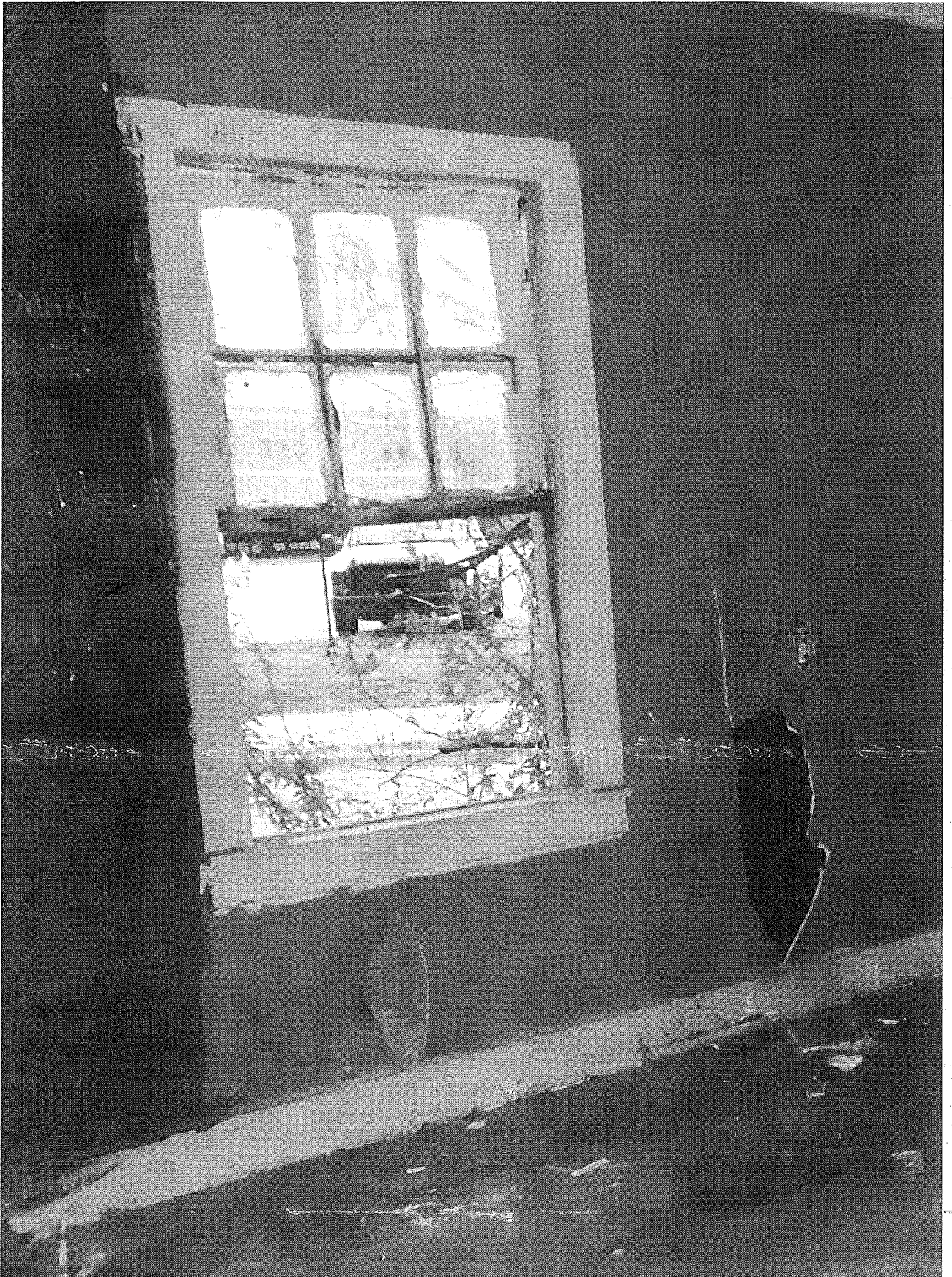




e Lips, Pale Face, Breathing in Snow
S. Burned Lips, Sour Taste, Lungs gone
For Stagnant in my Rent, Long nights strange
They say she in the class A Team stuck in
I've not been that way since '26 Not lately Am
I'm so busy sinking, waiting Crumbling like
Wreck

SATAN THE FATHER OF ALL LIES





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		
	<u>1103 22nd Street:</u>		
	1,374 sq. ft. of Asbestos siding.	\$1.90	\$2,610.60
	1,170 sq. ft. demolish wood structure.	\$3.95	\$4,621.50
	1,170 sq. ft. provide and install seed and straw of the building footprint.	\$0.55	\$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.		
		TOTAL	\$7,875.60

WOMAN OWNED SMALL BUSINESS

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

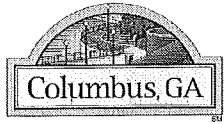
P.O. Box 657 • Cataula, GA • 706.320.2171

	INVOICE
--	----------------

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

Date	3/3/21
INVOICE #	110322NDACM

	Project Description	Unit Price	TOTAL
	City of Columbus		
	1103 22 nd Street: Asbestos Sampling		
	1,170 sq. ft. building	\$500.00	\$500.00
	4 samples - 6 Hour Turn Around Time	\$21.50	\$86.00
WOMAN OWNED SMALL BUSINESS			
TOTAL			\$586.00



CONSOLIDATED GOVERNMENT
What progress has preserved.

COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-12-19-008849)

Case Type: Condemn-Demo
Address: 1103 22Nd St
Columbus, GA

Assigned To
Status: Request for Compliance Pending/Open

Opened Date: 12/18/2019
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
12/19/2019	Mallory Jackson	Notice of Hearing		NOTICE OF HEARING MAILED TO: COVENANT LLC 1217 7TH AVE PHENIX CITY, AL 36867 ARTICLE NUMBER: 7019 1120 0000 4041 7421
01/23/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
02/28/2020	Mallory Jackson	Notice to Demolish or Repair		MAILED TO: COVENANT LLC 1217 7TH AVE PHENIX CITY, AL 36867 ARTICLE NUMBER:7019 11020 000 4042 1190
03/11/2020	Charlotte Davis	Notice of Lien Recorded		788/188; PLACED IN FILE
10/23/2020	Jamaal Williams	On-Site Visitation		No work no change ,out of state owner./113
10/27/2020	Charlotte Davis	Other		RESEARCH FROM ALABAMA SECRETARY OF STATE WEBSITE LLC SEARCH: BOWDEN, MICHAEL S 701 13TH ST PHENIX CITY, AL 36867 RESEARCHED WHITEPAGES FOR MICHAEL S BOWDEN: MOBILE (334) 332-7777 (NOT SUCCESSFUL) MOBILE (706) 332-4211 (NOT SUCCESSFUL) LANDLINE (334) 297-7777 SUCCESSFUL CONTACT MADE TO BOWDEN REALTY; GOT IN TOUCH WITH SOMEONE WHO GAVE ME MICHAEL BOWDEN'S CELL 706 332 7777; GAVE INFORMATION TO OFFICER WILLIAMS
11/24/2020	Jamaal Williams	On-Site Visitation		No work no change ./113

Activity Date	Created By	Activity Type	Activity Name	Comments
	Jamaal Williams	On-Site Visitation		Out of town owner. Called Mr Bowden and he reported he has no plans or restoring the home or demolishing it. The property has pass due taxes. I informed him it is on the demo list and he replied (Demo it and put a lean on the property, Im not going to do any thing with it). /113
12/15/2020	Jamaal Williams	On-Site Visitation		No work no change took recent pictures to add to the list of demo's that will be presented to the council ./113
01/14/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: COVENANT LLC 1217 7TH AVE PHENIX CITY AL 36867 ARTICEL NUMBER: 7020 0090 0000 1809 0129
03/15/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
03/19/2021	Michelle Gould	On-Site Visitation		DEMO PHOTOS TAKEN - SEE ATTACHED



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

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

Ryan Pruett
Director

CERTIFIED MAIL

COVENANT LLC

1217 7TH AVE

PHENIX CITY AL 36867

7020 0090 0000 1809 0129

3/12/2021

Dear Sir or Madam:

SUBJECT: 1103 22nd Street

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 **\$8,461.60**.

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.

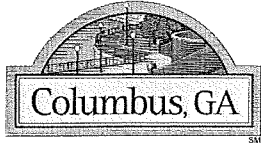
City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

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
2/28/2020

DATE: 2/26/2020

OWNER: COVENANT LLC

OWNER'S ADDRESS: 1217 7TH AVE, PHENIX CITY AL 36867

REFERENCE NUMBER
CASE-12-19-008849

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1103 22ND ST, 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.

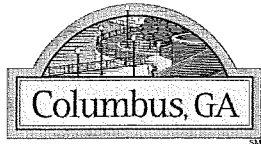
**FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126**

7019 1120 0000 4042 1190

CERTIFIED MAIL NUMBER

John Hudgison
John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



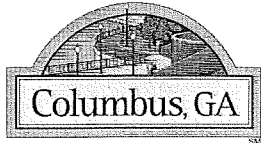
CONSOLIDATED GOVERNMENT
What progress has preserved.

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

REFERENCE NUMBER
CASE-12-19-008849

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	12/18/2019 12/18/2019
<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>Inspectors Comments Inspectors Comments</p> <p>THIS HOUSE HAS BEEN ABANDONED AND IT IS DETERIORATED, DOORS ARE OPEN, WINDOWS BROKEN, ROOF ROTTING, REPAIRS EXCEED 50% OF IT'S VALUE THEREFORE IT HAS BEEN POSTED FOR DEMOLITION. OWNER MAY OBTAIN ALL NECESSARY PERMITS TO RENNOVATE THE HOME OR OBTAIN A DEMOLITION PERMIT AND REMOVE THE STRUCTURE, AND GRADE THE LOT</p>			
<p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>304.13.1 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>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.</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>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 REQUIRED FOR RENNOVATION INCLUDE, BUILDING, STRUCTURAL (ROOFING), ELECTRICAL, PLUMBING, HVAC. PERMITS REQUIRED FOR DEMOLITION, DEMOLITION PERMIT.</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>304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.</p> <p>304.18.1 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.</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> <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> <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>			
Demolition Site Inspection	Jamaal Williams	Complete	01/23/2020 01/23/2020

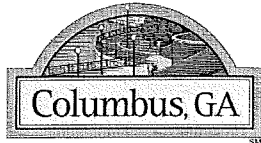


CONSOLIDATED GOVERNMENT
What progress has preserved.

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

REFERENCE NUMBER
CASE-12-19-008849

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

MAILED
12/19/19

DATE: 12/19/2019

OWNER: COVENANT LLC
OWNER'S ADDRESS: 1217 7TH AVE, PHENIX CITY AL 36867

AGENT:
AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1103 22ND ST, COLUMBUS GA

**REFERENCE NUMBER
CASE-12-19-008849**

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 4041 7421

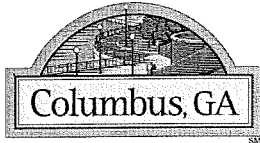
CERTIFIED MAIL NUMBER

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-12-19-008849

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Jamaal Williams	Violations	12/18/2019 12/18/2019
<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>Inspectors Comments Inspectors Comments</p> <p>THIS HOUSE HAS BEEN ABANDONED AND IT IS DETERIORATED, DOORS ARE OPEN, WINDOWS BROKEN, ROOF ROTTING, REPAIRS EXCEED 50% OF IT'S VALUE THEREFORE IT HAS BEEN POSTED FOR DEMOLITION. OWNER MAY OBTAIN ALL NECESSARY PERMITS TO RENNOVATE THE HOME OR OBTAIN A DEMOLITION PERMIT AND REMOVE THE STRUCTURE, AND GRADE THE LOT</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>304.13.1 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 BLIGHTYIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</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 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>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>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 REQUIRED FOR RENNOVATION INCLUDE, BUILDING, STRUCTURAL (ROOFING), ELECTRICAL, PLUMBING, HVAC. PERMITS REQUIRED FOR DEMOLITION, DEMOLITION PERMIT.</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>304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.</p> <p>304.18.1 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.</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> <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> <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 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.</p>			