

DATE: 3/15/2022

OWNER: LUEL LLC

OWNER'S ADDRESS: P O BOX 8126, COLUMBUS GA 31908

**REFERENCE NUMBER**  
**CASE-02-17-003157**

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 931 5TH AVE, COLUMBUS GA

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## **NOTICE TO DEMOLISH OR REPAIR**

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

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

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and 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**

7143

**CERTIFIED MAIL NUMBER**

**Ryan Pruett**

**Ryan Pruett, Director of Insp & Code**

*"An Equal Opportunity / Affirmative Action Organization"*

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**CASE-02-17-003157**

**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      | 02/07/2019<br>02/07/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 02/15/2022<br>02/15/2022   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 03/11/2021<br>03/11/2021   |
| Demolition Site Inspection | Jamaal Williams  | Assigned      | 03/24/2022                 |
| Demolition Site Inspection | Phillip Smith    | Complete      | 03/07/2019<br>03/07/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 05/06/2021<br>05/06/2021   |
| Demolition Site Inspection | Phillip Smith    | Complete      | 04/09/2019<br>04/09/2019   |
| Demolition Site Inspection | Phillip Smith    | Complete      | 05/09/2019<br>05/09/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 06/10/2021<br>06/10/2021   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 07/14/2021<br>07/14/2021   |
| Demolition Site Inspection | Phillip Smith    | Complete      | 06/18/2019<br>06/18/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 08/17/2021<br>08/17/2021   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 09/30/2021<br>09/30/2021   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 11/02/2021<br>11/02/2021   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 08/28/2019<br>08/28/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 10/02/2019<br>10/02/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 12/08/2021<br>12/08/2021   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 11/06/2019<br>11/06/2019   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 01/12/2022<br>01/12/2022   |
| Demolition Site Inspection | Jamaal Williams  | Complete      | 12/10/2019<br>12/10/2019   |
| Demolition Site Inspection | Teresa Young     | Violations    | 02/23/2017<br>02/23/2017   |

REFERENCE NUMBER  
CASE-02-17-003157

**NOTICE TO DEMOLISH OR REPAIR**

**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.**

ELECTRICAL ENTRANCEWAYS NO LONGER HAVE A PROTECTIVE COATING / 112

**Inspectors Comments Inspectors Comments**

THIS STRUCTURE SHOWS SIGNS OF STRUCTURAL FAILURE; IF THE PORCH FOUNDATION WALL EXTENDS FURTHER IT MAY COLLAPSE THE PORCH AND ATTACHED ROOFING MEMBERS OVER THAT SECTION OF THE HOUSE; STRUCTURE WILL FALL TO CITY OWNED BUILDING; THE COSTS TO REPAIR EXCEED 50% OF THE ACCESSED VALUE OF THE STRUCTURE, THEREFORE IT HAS BEEN CONDEMNED AND MUST BE REPAIRED OR DEMOLISHED / 112

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

EXTERIOR WOOD SURFACES HAVE DEGRADED FROM A LACK OF PROTECTIVE COATING / 112

**304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES EVERY EXTERIOR STAIRWAY, DECK, PORCH AND BALCONY, AND ALL APPURTENANCES ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.**

EXISTING PORCH AND ENTRYWAY NO LONGER CAPABLE OF SUPPORTING THE IMPOSED LOADS / 112

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

OBTAIN ALL NECESSARY PERMITS TO REPAIR OR A DEMOLITION PERMIT TO DEMOLISH THE STRUCTURE / 112

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

WINDOW FRAMES AND WINDOWS HAVE REACHED THEIR LIMIT STAGE AND ARE NO LONGER PROVIDING WEATHERING TO THE INTERIOR OF THE STRUCTURE / 112

**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.**

FAILURE OF STRUCTURAL MEMBERS EVIDENCED BY THE FAILING PORCH AND ENTRYWAY / 112

REFERENCE NUMBER  
CASE-02-17-003157

## 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, STAIRPIPES 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.

SEVERAL STRUCTURAL MEMBERS ARE BEING EXCEEDED BY NOMINAL LOADS; PORCH, STAIRS, ARE NOT STRUCTURAL COMPONENTS HAVE REACHED THEIR LIMIT STAGE / 112

Demolition Site Inspection

Jamaal Williams

Complete

01/10/2020

01/10/2020

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**NOTICE TO DEMOLISH OR REPAIR**

|                            |                 |          |                          |
|----------------------------|-----------------|----------|--------------------------|
| Demolition Site Inspection | Teresa Young    | Complete | 05/09/2017<br>05/09/2017 |
| Demolition Site Inspection | Jamaal Williams | Complete | 02/12/2020<br>02/12/2020 |
| Demolition Site Inspection | Jamaal Williams | Complete | 03/12/2020<br>03/11/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 06/07/2017<br>06/07/2017 |
| Demolition Site Inspection | Teresa Young    | Complete | 07/07/2017<br>07/07/2017 |
| Demolition Site Inspection | Jamaal Williams | Complete | 04/17/2020<br>04/16/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 08/08/2017<br>08/08/2017 |
| Demolition Site Inspection | Jamaal Williams | Complete | 05/19/2020<br>05/21/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 09/13/2017<br>09/13/2017 |
| Demolition Site Inspection | Jamaal Williams | Complete | 06/23/2020<br>06/23/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 10/12/2017<br>10/12/2017 |
| Demolition Site Inspection | Jamaal Williams | Complete | 07/23/2020<br>07/24/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 11/13/2017<br>11/13/2017 |
| Demolition Site Inspection | Jamaal Williams | Complete | 08/26/2020<br>08/26/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 12/13/2017<br>12/13/2017 |
| Demolition Site Inspection | Teresa Young    | Complete | 01/12/2018<br>01/09/2018 |
| Demolition Site Inspection | Jamaal Williams | Complete | 09/29/2020<br>09/29/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 02/15/2018<br>02/15/2018 |
| Demolition Site Inspection | Jamaal Williams | Complete | 10/29/2020<br>10/29/2020 |
| Demolition Site Inspection | Teresa Young    | Complete | 03/16/2018<br>03/13/2018 |
| Demolition Site Inspection | Teresa Young    | Complete | 04/13/2018<br>04/12/2018 |
| Demolition Site Inspection | Jamaal Williams | Complete | 12/03/2020<br>12/03/2020 |
| Demolition Site Inspection | Jamaal Williams | Complete | 01/07/2021<br>01/08/2021 |

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| Demolition Site Inspection  | Teresa Young    | Complete | 06/13/2018<br>06/13/2018 |
| Demolition Site Inspection  | Joseph Sturcken | Complete | 07/12/2018<br>07/11/2018 |
| Demolition Site Inspection  | Phillip Smith   | Complete | 08/14/2018<br>08/14/2018 |
| Demolition Site Inspection  | Phillip Smith   | Complete | 09/14/2018<br>09/13/2018 |
| Demolition Site Inspection  | Phillip Smith   | Complete | 10/03/2018<br>10/03/2018 |
| Demolition Site Inspection  | Phillip Smith   | Complete | 11/05/2018<br>11/02/2018 |
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| <p><b>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.</b></p> <p>ELECTRICAL ENTRANCEWAYS NO LONGER HAVE A PROTECTIVE COATING / 112</p> |                 |          |                          |

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EXISTING PORCH AND ENTRYWAY NO LONGER CAPABLE OF SUPPORTING THE IMPOSED LOADS / 112

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

OBTAIN ALL NECESSARY PERMITS TO REPAIR OR A DEMOLITION PERMIT TO DEMOLISH THE STRUCTURE / 112

### Inspectors Comments Inspectors Comments

THIS STRUCTURE SHOWS SIGNS OF STRUCTURAL FAILURE; IF THE PORCH FOUNDATION WALL EXTENDS FURTHER IT M/ COLLAPSE THE PORCH AND ATTACHED ROOFING MEMBERS OVER THAT SECTION OF THE HOUSE; STRUCTURE WILL FALL TO CITY OWNED BUILDING; THE COSTS TO REPAIR EXCEED 50% OF THE ACCESSED VALUE OF THE STRUCTURE, THEREFORE IT I BEEN CONDEMD AND MUST BE REPAIRED OR DEMOLISHED / 112

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EXTERIOR WOOD SURFACES HAVE DEGRADED FROM A LACK OF PROTECTIVE COATING / 112

|                            |               |          |            |
|----------------------------|---------------|----------|------------|
| Demolition Site Inspection | Phillip Smith | Complete | 01/07/2019 |
|                            |               |          | 01/07/2019 |