



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340

TELEPHONE: (706) 653-4126 FAX (706) 225-4129

We do amazing.

DATE: 2/1/2022

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

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 **3/15/2022 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

7143

CERTIFIED MAIL NUMBER

Ryan Pruett

Ryan Pruett, Director of Insp & Code

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

"An Equal Opportunity / Affirmative Action Organization"

REFERENCE NUMBER
CASE-02-17-003157

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Phillip Smith	Complete	02/07/2019 02/07/2019
Demolition Site Inspection	Jamaal Williams	Assigned	02/15/2022
Demolition Site Inspection	Jamaal Williams	Complete	03/11/2021 03/11/2021
Demolition Site Inspection	Phillip Smith	Complete	03/07/2019 03/07/2019
Demolition Site Inspection	Jamaal Williams	Complete	05/06/2021 05/06/2021
Demolition Site Inspection	Phillip Smith	Complete	04/09/2019 04/09/2019
Demolition Site Inspection	Phillip Smith	Complete	05/09/2019 05/09/2019
Demolition Site Inspection	Jamaal Williams	Complete	06/10/2021 06/10/2021
Demolition Site Inspection	Jamaal Williams	Complete	07/14/2021 07/14/2021
Demolition Site Inspection	Phillip Smith	Complete	06/18/2019 06/18/2019
Demolition Site Inspection	Jamaal Williams	Complete	08/17/2021 08/17/2021
Demolition Site Inspection	Jamaal Williams	Complete	09/30/2021 09/30/2021
Demolition Site Inspection	Jamaal Williams	Complete	11/02/2021 11/02/2021
Demolition Site Inspection	Jamaal Williams	Complete	08/28/2019 08/28/2019
Demolition Site Inspection	Jamaal Williams	Complete	10/02/2019 10/02/2019
Demolition Site Inspection	Jamaal Williams	Complete	12/08/2021 12/08/2021
Demolition Site Inspection	Jamaal Williams	Complete	11/06/2019 11/06/2019
Demolition Site Inspection	Jamaal Williams	Complete	01/12/2022 01/12/2022
Demolition Site Inspection	Jamaal Williams	Complete	12/10/2019 12/10/2019
Demolition Site Inspection	Teresa Young	Violations	02/23/2017 02/23/2017

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.

REFERENCE NUMBER
CASE-02-17-003157

DEMOLITION HEARING NOTICE

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 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 CONDEMDDED AND MUST BE REPAIRED OR DEMOLISHED / 112

304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTE 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 LIMITEI TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAI 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 REACH THEIR LIIMIT STAGE AND ARE NO LONGER PROVIDING WEATHERING TO T INTERIOR OF THE STRUCTURE / 112

304.4 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED FREE FROM DETERIORATION, AND SHALI BE CAPABLE OF SAFELY SUPPORTING THE IMPOSED DEAD AND LIVE LOADS.

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

REFERENCE NUMBER
CASE-02-17-003157

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 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, STAIRWELLS 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 MEMBERS COMPONENTS HAVE REACHED THEIR LIMIT STAGE / 112

Demolition Site Inspection	Jamaal Williams	Complete	01/10/2020
			01/10/2020

REFERENCE NUMBER
CASE-02-17-003157

DEMOLITION HEARING NOTICE

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

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Demolition Site Inspection	Jamaal Williams	Complete	02/11/2021 02/10/2021
Demolition Site Inspection	Teresa Young	Complete	06/13/2018 06/13/2018
Demolition Site Inspection	Joseph Sturcken	Complete	07/12/2018 07/11/2018
Demolition Site Inspection	Phillip Smith	Complete	08/14/2018 08/14/2018
Demolition Site Inspection	Phillip Smith	Complete	09/14/2018 09/13/2018
Demolition Site Inspection	Phillip Smith	Complete	10/03/2018 10/03/2018
Demolition Site Inspection	Phillip Smith	Complete	11/05/2018 11/02/2018
Demolition Site Inspection	Phillip Smith	Complete	12/05/2018 12/05/2018

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



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
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