

AN ORDINANCE

NO.

An ordinance providing for the demolition of the structure located at **4204 Victory Drive / 5 Mathews Street** (parcel identification numbers 062 053 020 and 062 053 019) (Owners: Thomas Alton McRae and C. Boyce McRae, II) and for demolition services for the Inspections and Code Department in accordance with the attached Demolition Proposal.

WHEREAS, Section 8-81 through 8-90 of the Columbus Code specifies the procedure and requirements for removal of buildings unsafe or unfit for human habitation;

WHEREAS, these provisions and requirements have been and are fully complied with on this property;

WHEREAS, administrative implementation instructions pertaining to this Ordinance are on file in the Accounting Division, the Inspections and Code Department, and the City Manager's Office;

WHEREAS, W.T. Miller is the contractor for the demolition of all structures located at **4204 Victory Drive / 5 Mathews Street** (parcel identification numbers 062 053 020 and 062 053 019) (Owners: Thomas Alton McRae and C. Boyce McRae, II) in the total amount of **\$50,138.00** for demolition services.

WHEREAS, funds are budgeted in the FY20 Budget, Community Development Block Grant-Neighborhood Redevelopment-Site Improvements. (Demolitions under City contracts are funded by the Community Development Block Grant Program (CDBG) and the General Fund (0101-240-2200-6381)

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:**

SECTION 1.

After adoption and approval of this Ordinance and compliance with such required procedures, including the notices and hearing set forth, the demolition of the structure listed above, and for total costs listed above, in accordance with Sections 8-81 through 8-90 of the Columbus Code, is hereby authorized.

SECTION 2.

After validation by signature of duly appointed officials, the City's Chief Accountant shall cause the assessments to be entered in the Demolition Lien Book located in the Office of the Clerk of Superior Court.

SECTION 3.

A copy of this Ordinance shall be mailed to each property owner immediately after entry with a noted date, page, and line number of the Demolition Lien Book.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 11<sup>th</sup> day of February, 2020; introduced a second time at a regular meeting of said council held on the \_\_\_\_ day of \_\_\_\_\_, 2020 and adopted at said meeting by the affirmation vote of \_\_\_\_ members of Council.

|                    |              |
|--------------------|--------------|
| Councilor Allen    | voting _____ |
| Councilor Barnes   | voting _____ |
| Councilor Crabb    | voting _____ |
| Councilor Davis    | voting _____ |
| Councilor Garrett  | voting _____ |
| Councilor House    | voting _____ |
| Councilor Huff     | voting _____ |
| Councilor Thomas   | voting _____ |
| Councilor Thompson | voting _____ |
| Councilor Woodson  | voting _____ |

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**Sandra T. Davis**  
Clerk of Council

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**B. H. "Skip" Henderson, III**  
Mayor



# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-09-18-007434)

**Case Type:** Condemn-Demo  
**Address:** 4202 Victory Dr  
 Columbus, GA

**Assigned To**

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

**Opened Date:** 09/19/2018

**Closed Date:**

| Activity Date | Created By      | Activity Type      | Activity Name | Comments  |
|---------------|-----------------|--------------------|---------------|---|
| 10/12/2018    | Marsha Thomas   | Notice of Hearing  |               | MAILED OUT ON 10/12/2018  |
| 01/31/2019    | Joseph Sturcken | On-Site Visitation |               | Same owner, no change. /111   |
| 03/05/2019    | Joseph Sturcken | On-Site Visitation |               | No change. /111   |
| 04/09/2019    | Joseph Sturcken | On-Site Visitation |               | Homeless using building to hang out in. /111                            |
| 05/30/2019    | Joseph Sturcken | On-Site Visitation |               | Recommending to be taken down on next round of demo. /111               |
| 06/26/2019    | Joseph Sturcken | On-Site Visitation |               | NO change. /111   |
| 07/24/2019    | Joseph Sturcken | On-Site Visitation |               | Same owner, no change. /111   |
| 08/21/2019    | Joseph Sturcken | On-Site Visitation |               | One of 3 parcel id we sent letters to cover notification for demo. /111 |
| 09/18/2019    | Joseph Sturcken | On-Site Visitation |               | No contact from Owner. /111   |
| 10/17/2019    | Joseph Sturcken | On-Site Visitation |               | No change. /111   |
| 11/14/2019    | Joseph Sturcken | On-Site Visitation |               | No change. /111   |
| 01/29/2020    | Walter Lewis    | On-Site Visitation |               | no change/112   |



# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-07-19-007163)

Case Type: Condemn-Demo  
Address: 4204 Victory Dr  
Columbus, GA

Assigned To: Request for Compliance Pending/Open  
Status:

Opened Date: 07/11/2019  
Closed Date:

| Activity Date | Created By            | Activity Type                | Activity Name  | Comments |
|---------------|-----------------------|------------------------------|--|----------|
| 07/11/2019    | Shannon Maschka-Gomez | Notice of Hearing            | DEMO HEARING LETTER SENT 7/11/2019. S. GOMEZ                               |          |
| 07/24/2019    | Joseph Sturcken       | On-Site Visitation           | Attached to case 4202 Victory Dr. Covering all possible parcels. /111      |          |
|               | Shannon Maschka-Gomez | Notice to Demolish or Repair | NOTICE TO DEMOLISH OR REPAIR SENT 7/24/2019. S. GOMEZ                      |          |
| 07/26/2019    | Charlotte Davis       | Lis Pendens Request Sent     | PLACED IN INTEROFFICE MAIL /C.DAVIS  |          |
| 08/21/2019    | Joseph Sturcken       | On-Site Visitation           | One of 3 parcel id we sent letters to to cover notification for demo. /111 |          |
| 09/11/2019    | Charlotte Davis       | Notice of Lien Recorded      | LIEN BOOK 774/51   |          |
| 09/18/2019    | Joseph Sturcken       | On-Site Visitation           | No contact from Owner. /111  |          |
| 10/17/2019    | Joseph Sturcken       | On-Site Visitation           | No change. /111  |          |
| 01/29/2020    | Walter Lewis          | On-Site Visitation           | no change /112   |          |
|               | Walter Lewis          | On-Site Visitation           | no change /112   |          |



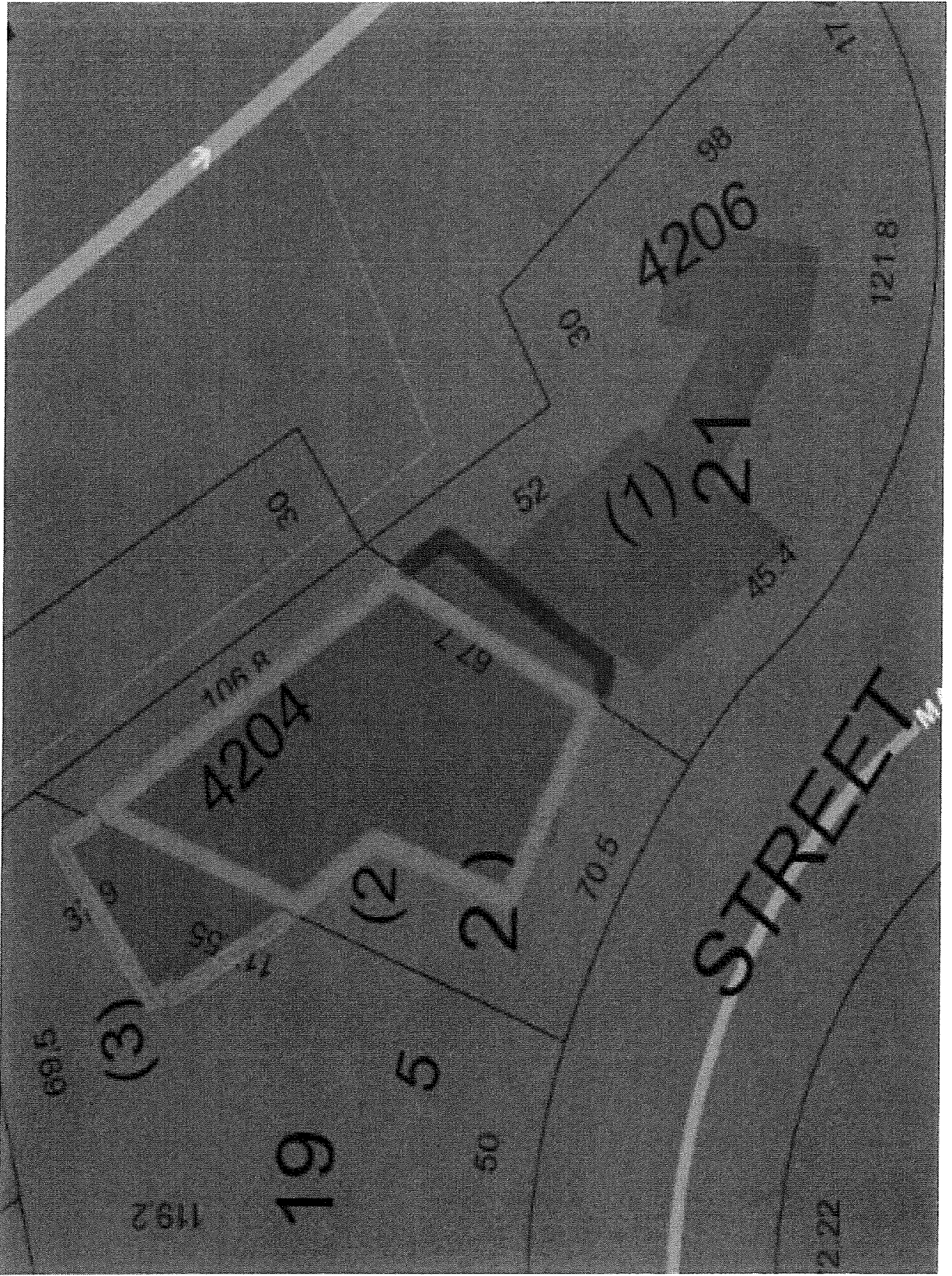
# COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-07-19-007164)

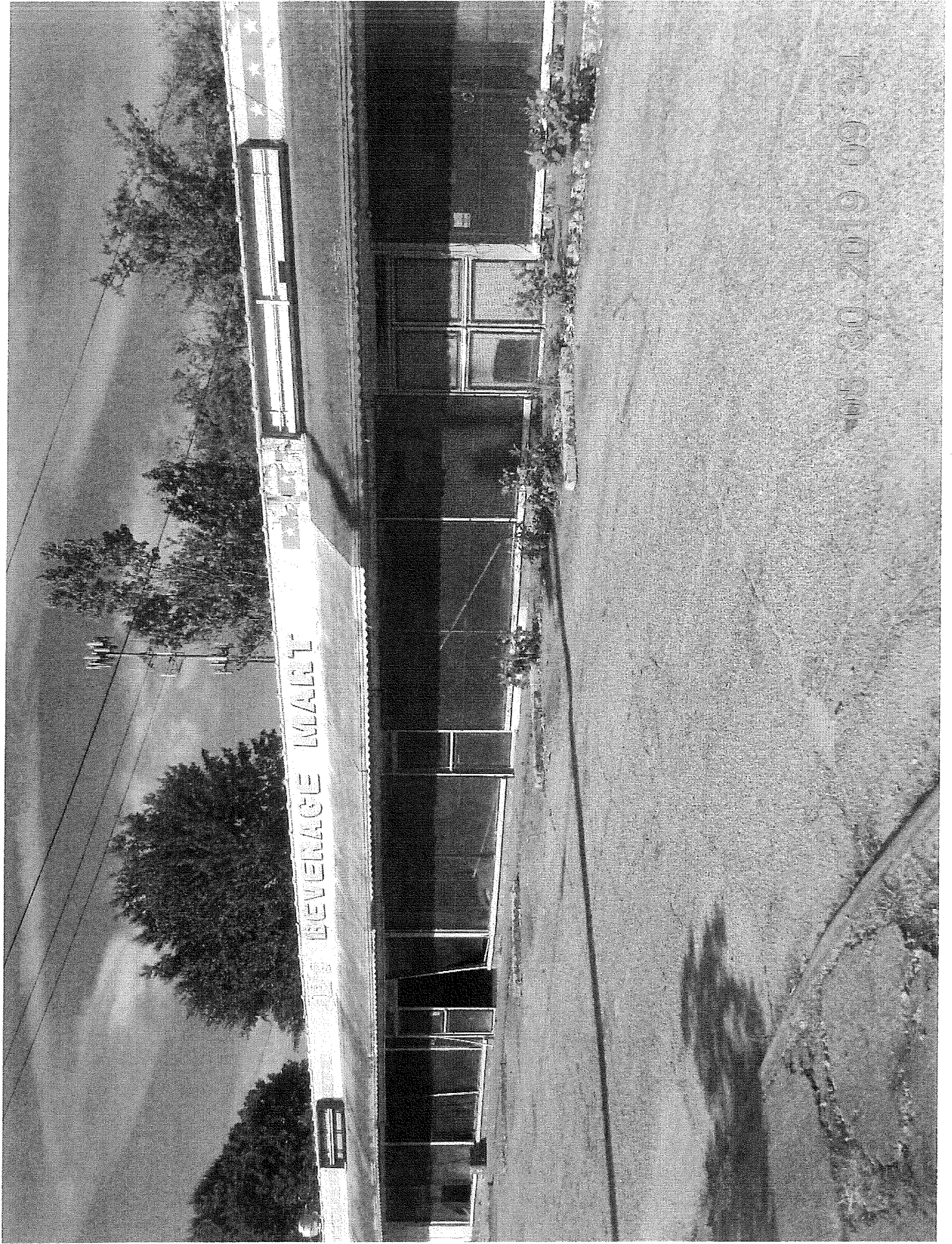
Case Type: **Condemn-Demo**  
 Address: 5 Mathews St  
 Columbus, GA

Assigned To  
 Status: **Complied By Demo/City**

Opened Date: 07/11/2019  
 Closed Date: 01/28/2020

| Activity Date | Created By            | Activity Type                | Activity Name | Comments  |
|---------------|-----------------------|------------------------------|---------------|---|
| 07/11/2019    | Shannon Maschka-Gomez | Notice of Hearing            |               | DEMO HEARING LETTER SENT 7/11/2019. S. GOMEZ                            |
| 07/24/2019    | Joseph Sturcken       | On-Site Visitation           |               | Attached to case 4202 Victory Dr. Covering all possible parcels. /111   |
|               | Shannon Maschka-Gomez | Notice to Demolish or Repair |               | NOTICE TO DEMOLISH OR REPAIR SENT 7/24/2019. S. GOMEZ                   |
| 07/26/2019    | Charlotte Davis       | Lis Pendens Request Sent     |               | PLACED IN INTEROFFICE MAIL /CDAVIS                                      |
| 08/21/2019    | Joseph Sturcken       | On-Site Visitation           |               | One of 3 parcel id we sent letters to cover notification for demo. /111 |
| 09/18/2019    | Joseph Sturcken       | On-Site Visitation           |               | No contact from Owner. /111   |
| 10/17/2019    | Joseph Sturcken       | On-Site Visitation           |               | No change. /111   |
| 11/14/2019    | Joseph Sturcken       | On-Site Visitation           |               | NO change. /111   |
| 11/26/2019    | Mallory Jackson       | Notice of Lien Recorded      |               | LIS PENDENS RECORDED IN LIEN BOOK: BOOK 774:PAGE 50, ON 08/06/2019.     |
| 01/28/2020    | Walter Lewis          | On-Site Visitation           |               | Property Demo; shrubs and weeds around area /112                        |





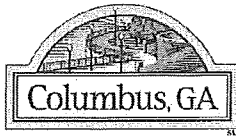
REVENGE MART

05/30/2019 09:34



APR 30 2019 09:13





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



DATE: 7/11/2019

OWNER: THOMAS MCCRAE  
OWNER'S ADDRESS: 3515 SUMMERVILLE, PHENIX CITY AL 36867

REFERENCE NUMBER  
CASE-07-19-007163

AGENT:  
AGENT'S ADDRESS: ,

LOCATION OF PROPERTY: 4204 VICTORY 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  
**7/24/2019 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

7017 2620 0000 3395 0403

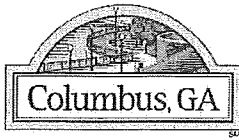
CERTIFIED MAIL NUMBER

*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"



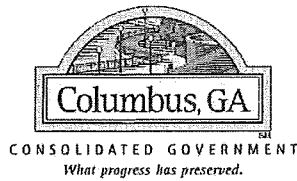
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420 10TH STREET, P.O. BOX 1340  
COLUMBUS, GEORGIA 31902-1340  
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER  
CASE-07-19-007163

**DEMOLITION HEARING NOTICE**

| <u>INSPECTION TYPE</u>   | <u>INSPECTOR</u> | <u>STATUS</u> | <u>SCHEDULED<br/>COMPLETED</u> |
|--|------------------|---------------|--------------------------------|
| Demolition Site Inspection   | Joseph Sturcken  | Violations    | 07/11/2019<br>07/11/2019       |
| <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>301.2 RESPONSIBILITY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THE PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>Reports of criminal, drug, and homeless activity at location. It is a blight to the area. Recommending to take down on the next demolition process done by the city asap. /111</p> <p>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.</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>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 ___ Building ___ Electrical ___ Plumbing ___ HVAC ___ Other</p> <p>Permit will be required to demo this building. /111</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>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNIT SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</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>304.7 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> |                  |               |                                |



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

MAILED
7/24/2019

DATE: 7/24/2019

OWNER: THOMAS MCCRAE

OWNER'S ADDRESS: 3515 SUMMERVILLE, PHENIX CITY AL 36867

REFERENCE NUMBER
CASE-07-19-007163

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 4204 VICTORY 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 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

7017 2620 0000 3395 0052

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



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

REFERENCE NUMBER  
CASE-07-19-007163

**NOTICE TO DEMOLISH OR REPAIR**

| <u>INSPECTION TYPE</u>  | <u>INSPECTOR</u> | <u>STATUS</u> | <u>SCHEDULED COMPLETED</u> |
|---|------------------|---------------|----------------------------|
| Demolition Site Inspection  | Joseph Sturcken  | Violations    | 07/11/2019<br>07/11/2019   |
| <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>301.2 RESPONSIBILITY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THAT PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>Reports of criminal, drug, and homeless activity at location. It is a blight to the area. Recommending to take down on the next demolition process done by the city asap. /111</p> <p>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.</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>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>Permit will be required to demo this building. /111</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>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNIT SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</p> <p>304.18.1 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>304.7 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 DAMPNENESS 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  | Joseph Sturcken  | Complete      | 08/22/2019<br>07/24/2019   |
| Demolition Site Inspection  | Joseph Sturcken  | Assigned      | 08/21/2019                 |



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

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

John Hudgison, C.B.O., Assoc. AIA  
Director

CERTIFIED MAIL

7019 1120 0000 4041 8220

**MAILED**  
7/24/2019

July 12, 2019

MCRAE THOMAS ALTON &  
C BOYCE II  
3515 Summerville Rd.  
Phenix City, AL 36867

Dear Sir or Madam:

***SUBJECT: 4204 VICTORY 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) for the abatement of any asbestos present, from *W.T. Miller*, totaling to a sum of **\$50,138.00**

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on Tuesday, August 13, 2019 at 9:00 a.m. EST and for the second reading and subsequent vote on Tuesday, August 27, 2019 at 5:30 p.m. 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 meets on the second floor of the Citizen Services Center, located at 3111 Citizens Way, Columbus, GA 31906.

Sincerely,

John Hudgison

Director, Inspections and Code

JH:CD

**City of Columbus Demolition Proposal**

4202 Victory Drive:  
 9,560 sq. ft. of asbestos joint compound  
 5,280 sq. ft. demolish masonry commercial building. Slab to remain.

|        |             |
|--------|-------------|
| \$2.90 | \$27,724.00 |
| \$3.85 | \$20,328.00 |

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>\$48,052.00</b> |
|--------------|--------------------|

| City of Columbus           |   |                       |                       |
|----------------------------|---|-----------------------|-----------------------|
|                            | <u>4202 Victory Drive: Asbestos Sampling</u><br>5,280 sq. ft. building<br>4 samples - 6 Hour Turn Around Time | \$2,000.00<br>\$21.50 | \$2,000.00<br>\$86.00 |
|                            |   |                       |                       |
| WOMAN OWNED SMALL BUSINESS |   | TOTAL                 | \$2,086.00            |



1551 Oakbridge Dr. STE B  
 Powhatan, VA 23139  
 804.897.1177 / 888.895.1177  
 Fax 804.897.0070  
 sanair.com

Asbestos  
 Chain of Custody  
 Form 140, Rev 2. 5/18/18

SanAir ID Number  
 19031156

|                                    |                               |                           |
|------------------------------------|-------------------------------|---------------------------|
| Company: WT Miller LLC             | Project #:                    | Collect by:               |
| Address: 1336 Blanchard Blvd       | Project Name: 4202 Victory Dr | Phone #: 7063202171       |
| City, St., Zip: Columbus, GA 31901 | Date Collected: 6/25/19       | Fax #:                    |
| State of Collection: GA Account#:  | P.O. Number:                  | Email: april@wtmiller.com |

| Bulk                                |                          |                                     | Air           |                       |  | Soil               |                              |  |
|-------------------------------------|--------------------------|-------------------------------------|---------------|-----------------------|--|--------------------|------------------------------|--|
| ABB                                 | PLM EPA 600/R-93/116     | <input checked="" type="checkbox"/> | ABA           | PCM NIOSH 7400        |  | ABSE               | PLM EPA 600/R-93/116 (Qual.) |  |
|                                     | Positive Stop            | <input type="checkbox"/>            | ABA-2         | OSHA w TWA*           |  | Vermiculite & Soil |                              |  |
| ABEPA                               | PLM EPA 400 Point Count  |                                     | ABTEM         | TEM AHERA             |  | ABSP               | PLM CARB 435 (LOD <1%)       |  |
| ABB1K                               | PLM EPA 1000 Point Count |                                     | ABATN         | TEM NIOSH 7402        |  | ABSP1              | PLM CARB 435 (LOD 0.25%)     |  |
| ABBEN                               | PLM EPA NOB**            |                                     | ABT2          | TEM Level II          |  | ABSP2              | PLM CARB 435 (LOD 0.1%)      |  |
| ABBCH                               | TEM Chatfield**          |                                     | Other:        |                       |  | Dust               |                              |  |
| ABBTM                               | TEM EPA NOB**            |                                     | New York ELAP |                       |  | ABWA               | TEM Wipe ASTM D-6480         |  |
| ABQ                                 | PLM Qualitative          |                                     | ABEPA2        | NY ELAP 198.1         |  | ABDMV              | TEM Microvac ASTM D-5755     |  |
| ** Available on 24-hr. to 5-day TAT |                          |                                     | ABENY         | NY ELAP 198.6 PLM NOB |  | Matrix Other       |                              |  |
| Water                               |                          |                                     | ABBNY         | NY ELAP 198.4 TEM NOB |  |                    |                              |  |
| ABHE                                | EPA 100.2                |                                     |               |                       |  |                    |                              |  |

|                   |                 |                                     |                |                          |        |                          |        |                          |
|-------------------|-----------------|-------------------------------------|----------------|--------------------------|--------|--------------------------|--------|--------------------------|
| Turn Around Times | 3 HR (4 HR TEM) | <input checked="" type="checkbox"/> | 6 HR (8HR TEM) | <input type="checkbox"/> | 12 HR  | <input type="checkbox"/> | 24 HR  | <input type="checkbox"/> |
|                   | 2 Days          | <input type="checkbox"/>            | 3 Days         | <input type="checkbox"/> | 4 Days | <input type="checkbox"/> | 5 Days | <input type="checkbox"/> |

Special Instructions

| Sample # | Sample Identification/Location | Volume or Area | Sample Date | Flow Rate* | Start - Stop Time* |
|----------|--------------------------------|----------------|-------------|------------|--------------------|
| 1        | Ceiling Tile                   |                |             |            |                    |
| 2        | Joint Compound                 |                |             |            |                    |
| 3        | Exterior Window/Door Caulk     |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |
|          |                                |                |             |            |                    |

| Relinquished by | Date | Time | Received by        | Date        | Time |
|-----------------|------|------|--------------------|-------------|------|
|                 |      |      | <i>[Signature]</i> | JUN 27 2019 | 1025 |

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.





**The Identification Specialists**

Analysis Report  
prepared for  
W.T. Miller

Report Date: 6/27/2019

Project Name: 4202 Victory Dr

SanAir ID#: 19031156



NVLAP LAB CODE 200870-0

1551 Oakbridge Dr. Suite B | Powhatan, Virginia 23139-8061  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | [IAQ@SanAir.com](mailto:IAQ@SanAir.com) | [SanAir.com](http://SanAir.com)



Name: W.T. Miller  
Address: 1336 Blanchard Blvd

Columbus, GA 31901

Phone: 706-320-2171

Dear April Miller,

SanAir ID Number  
19031156  
FINAL REPORT: 6/27/2019  
12:46:02 PM

umber: P.O.

Number:

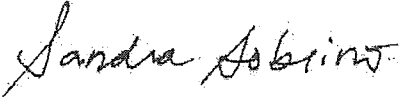
Project Name: 4202 Victory Dr

Collected Date: 6/25/2019

Received Date: 6/27/2019 10:25:00 AM

We at SanAir would like to thank you for the work you recently submitted. The 3 sample(s) were received on Thursday, June 27, 2019 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report. Sincerely,



Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 3 samples in Good condition.

351 Oakbridge Dr. Suite B, Powhatan, VA 23139 | 804.897.1177 | Fax: 804.897.0070 | [www.SanAir.com](http://www.SanAir.com) | [IAQ@SanAir.com](mailto:IAQ@SanAir.com)

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N



Analyst: Vaughan, Nathaniel

SanAir ID Number

19031156

FINAL REPORT 6/27/2019 12:46:02 PM

Name: W.T. Miller  
 Address: 1336 Blanchard Blvd  
 Columbus, GA 31901  
 Phone: 706-320-2171

Project Number:  
 P.O. Number:  
 Project Name: 4202 Victory Dr  
 Collected Date: 6/25/2019  
 Received Date: 6/27/2019 10:25:00 AM

### Asbestos Bulk PLM EPA 600/R-93/116

| SanAir ID / Description                          | Stereoscopic                              |   | Components    |  | Asbestos Fibers |
|--|---|---|---------------|--|-----------------|
|  | Appearance                                | % Fibrous                                   | % Non-fibrous |  |                 |
| 1 / 19031156-001<br>Ceiling Tile                 | White<br>Fibrous<br>Heterogeneous         | 45% Cellulose<br>35% Glass<br>10% Min. Wool | 10% Other     |  | None Detected   |
| 2 / 19031156-002<br>Joint Compound               | Off-White<br>Non-Fibrous<br>Heterogeneous | 97% Other<br>3% Chrysotile                  |               |  |                 |
| 3 / 19031156-003<br>Exterior Window / Door Caulk | Off-White<br>Non-Fibrous<br>Heterogeneous |   | 100% Other    |  | None Detected   |
| 3 / 19031156-003<br>Exterior Window / Door Caulk | Grey<br>Non-Fibrous<br>Heterogeneous      | 100% Other                                  |               |  | None Detected   |

Analyst:

*Nathaniel Vaughan*

Approved Signatory:

*Nathaniel Vaughan*

Analysis Date: 6/27/2019

Date: 6/27/2019

#### Disclaimer

The final report cannot be reproduced, except in full, without written authorization from SanAir. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Samples are held for a period of 60 days.

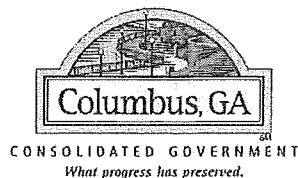
For NY state samples, method EPA 600/M4-82-020 is performed.

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Certifications  
 NVLAP lab code 200870

City of Philadelphia: ALL-460  
PA Department of Environmental Protection Number: 68-05397  
California License Number: 2915  
Colorado License Number: AL-23143  
Connecticut License Number: PH-0105  
Massachusetts License Number: AA000222  
Maine License Number: LB-0075  
New York ELAP lab ID: 11983  
Rhode Island License Number: AAL-126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia 3333000323  
Washington State License Number: C989  
West Virginia License Number: LT000566  
Vermont License: AL166318

Revision Date: 11/30/2017



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

**MAILED**  
7/11/2019

DATE: 7/11/2019

OWNER: THOMAS MCCRAE

OWNER'S ADDRESS: 3515 SUMMERVILLE, PHENIX CITY AL 36867

REFERENCE NUMBER  
CASE-07-19-007164

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 5 MATHEWS ST, 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  
**7/24/2019 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

7017 2620 0000 3395 0397

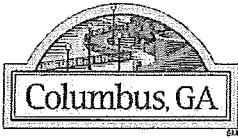
CERTIFIED MAIL NUMBER

*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"



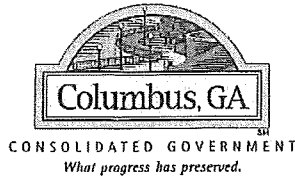
CONSOLIDATED GOVERNMENT  
What progress has preserved.

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

**REFERENCE NUMBER**  
**CASE-07-19-007164**

**DEMOLITION HEARING NOTICE**

| <u>INSPECTION TYPE</u>   | <u>INSPECTOR</u> | <u>STATUS</u> | <u>SCHEDULED COMPLETED</u> |
|--|------------------|---------------|----------------------------|
| Demolition Site Inspection   | Joseph Sturcken  | Violations    | 07/11/2019<br>07/11/2019   |
| <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>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 EXISTII BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:</p> <p>301.2 RESPONSIBILTY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WICH ARE NOT IN A SANITARY AND SAI CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN,SANITARY AND SAFE CONDITION THA PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>Reports of criminal, drug, and homeless activity at location. It is a blight to the area. Reccommending to take down on the next demolition process dont by the city asap. /111</p> <p>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 MAINTAII IN GOOD 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 BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</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>Permit will be required to demolish this building. /111</p> <p>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALLBE 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>304.18.1 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 ISTO 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 SHAI 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>304.7 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 C 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> |                  |               |                            |



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

MAILED
7/24/2019

DATE: 7/24/2019
OWNER: THOMAS MCCRAE
OWNER'S ADDRESS: 3515 SUMMERVILLE, PHENIX CITY AL 36867
AGENT:
AGENT'S ADDRESS:
LOCATION OF PROPERTY: 5 MATHEWS ST, COLUMBUS GA

REFERENCE NUMBER
CASE-07-19-007164

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

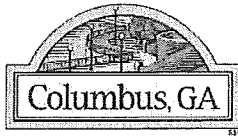
7017 2620 0000 3395 0014

CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



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

**REFERENCE NUMBER**  
**CASE-07-19-007164**

**NOTICE TO DEMOLISH OR REPAIR**

| <u>INSPECTION TYPE</u>   | <u>INSPECTOR</u> | <u>STATUS</u> | <u>SCHEDULED COMPLETED</u> |
|--|------------------|---------------|----------------------------|
| Demolition Site Inspection   | Joseph Sturcken  | Violations    | 07/11/2019<br>07/11/2019   |
| <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>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 EXISTII BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:</p> <p>301.2 RESPONSIBLTY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WICH ARE NOT IN A SANITARY AND SAI CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN,SANITARY AND SAFE CONDITION THA PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>Reports of criminal, drug, and homeless activity at location. It is a blight to the area. Reccommending to take down on the next demolition process dont by the city asap. /111</p> <p>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 MAINTAIH IN GOOD 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 BLIGHTIN PROBLEM OR ADVERSELY AFFECT THE PUBLIC HEALTH OR SAFETY.</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 ___ Building ___ Electrical ___ Plumbing ___ HVAC ___ Other</p> <p>Permit will be required to demolish this building. /111</p> <p>305.3 INTERIOR SURFACES ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALLBE 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>304.18.1 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 ISTO 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 SHAI 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>304.7 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 C 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   | Joseph Sturcken  | Complete      | 07/24/2019<br>07/24/2019   |
| Demolition Site Inspection   | Joseph Sturcken  | Assigned      | 08/21/2019                 |





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-07-19-007164

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**NOTICE TO DEMOLISH OR REPAIR**

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**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Thomas McCrae  
 3515 Summerwine  
 Phenix City, AL 36867

2. Article Number (Transfer from service label)  
 701720200003395052

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent   
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 8-8-19  
 D. Is delivery address different from item 1?  Yes  No

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail Restricted Delivery  
 Insured Mail (over \$500)

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent   
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 7-23-15  
 D. Is delivery address different from item 1?  Yes  No

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail Restricted Delivery  
 Insured Mail (over \$500)

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Thomas Alton McCrae &  
 Croyce II  
 3515 Summerwine Rd.  
 Phenix City, AL 36867

2. Article Number (Transfer from service label)  
 7019112000040419220

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent   
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 8-8-19  
 D. Is delivery address different from item 1?  Yes  No

3. Service Type  
 Priority Mail Express®  
 Registered Mail™  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Signature Confirmation™  
 Insured Mail Restricted Delivery  
 Insured Mail (over \$500)

**Domestic Return Receipt**

PS Form 3811, July 2015 PSN 7530-02-000-9053

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



USPS TRACKING #



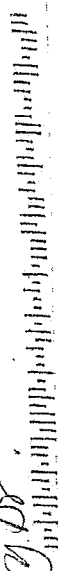
9590 9402 4680 8323 0423 45

\* Sender: Please print your name, address, and ZIP+4® in this box\*

United States  
Postal Service

Inspections & Code Enf. Div.  
P.O. Box 1340  
Columbus, GA 31902-1340

4204 Victory Dr.



USPS TRACKING #



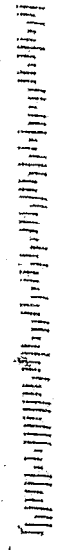
9590 9402 4680 8323 0419 11

\* Sender: Please print your name, address, and ZIP+4® in this box\*

United States  
Postal Service

Inspections & Code Enf. Div.  
P.O. Box 1340  
Columbus, GA 31902-1340

4204 Victory Dr  
J. Swicker



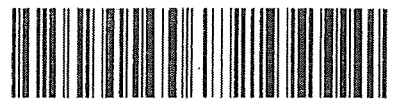
Inspections & Code Enf. Div.  
P.O. Box 1340  
Columbus, GA 31902-1340

\* Sender: Please print your name, address, and ZIP+4® in this box\*

First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



USPS TRACKING #



9590 9402 3972 8079 2598 52

United States  
Postal Service

4204 Victory Dr  
J. Swicker

USPS TRACKING#  
MOND GOMERY



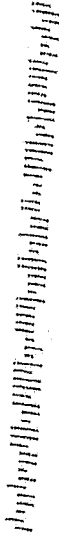
9590 9402 4680 8323 0439 04

United States  
Postal Service

\* Sender: Please print your name, address, and ZIP+4® in this box\*

Inspections & Code Enf. Div.  
P.O. Box 1340  
Columbus, GA 31902-1340

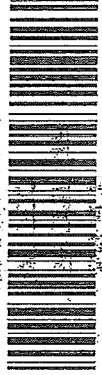
*S Mathews St  
J. Sturcken*



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



USPS TRACKING#



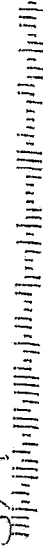
9590 9402 4680 8323 0423 90

United States  
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Inspections & Code Enf. Div.  
P.O. Box 1340  
Columbus, GA 31902-1340

*S Mathews St  
J. Sturcken*



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas McCrae  
 3515 Summerville  
 Phenix City, AL 36867




9590 9402 4680 8323 0419 04

2. Article Number (Transfer from service label)

7017262000033950397

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  Addressee  
 B. Received by (Printed Name) 7/22/15 C. Date of Delivery 7/22/15  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt