

**2349 Howe Avenue**

**Owner: Joseph W Powell II**

**2,684 Square Feet**



2  
4  
3  
9

03/16/2021





08/16/2021

# W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

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

Proposal

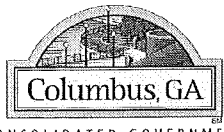
Name City of Columbus  
 Attention Ryan Pruett  
 City Columbus State GA ZIP 31901  
 Phone (706)225-3893

Date 3/4/2021

Project Description	Unit Price	TOTAL
<b>City of Columbus Demolition Proposal</b>		
<u>2439 Howe Ave:</u>		
2,684 sq. ft. demolish brick structure with basement.	\$3.45	\$9,259.80
2,684 sq. ft. provide and install seed and straw of the building footprint.	\$0.55	\$1,476.20
1,080 sq. ft. demolish concrete.	\$1.25	\$1,350.00
1,080 sq. ft. provide and install seed and straw of the concrete footprint.	\$0.55	\$594.00
280 sq. ft. demolish retaining wall.	\$3.95	\$1,106.00
312 sq. ft demolish masonry out building.	\$4.00	\$1,248.00
312 sq. ft. provide and install seed and straw of out building footprint.	\$0.55	\$171.60
400 sq. ft. demolish masonry out building.	\$4.00	\$1,600.00
400 sq. ft. provide and install seed and straw of out building footprint.	\$0.55	\$220.00
18 loads of fill dirt for basement	\$300.00	\$5,400.00
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.		
<b>TOTAL</b>		<b>\$22,425.60</b>

WOMAN OWNED SMALL BUSINESS





CONSOLIDATED GOVERNMENT  
What progress has preserved.

## COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-07-16-002943)

**Case Type:** Condemn-Demo  
**Address:** 2439 Howe Ave  
Columbus, GA

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

**Opened Date:** 07/01/2016  
**Closed Date:**

Activity Date	Created By	Activity Type	Activity Name	Comments
07/12/2016	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 7/12/2016
07/27/2016	Marsha Thomas	Notice to Demolish or Repair		MR.POWELL AND MR. EDDIE PRITCHETT WAS PRESENT FOR THE MEETING. ME. POWELL WANTS TO REHAB THE PROPERTY. MR. PRITCHETT IS GOING TO DO THE WOR, FRED TOLD MR. POWELL TO CALL THE INSPECOT AND SET A TIME UP TO MEET AND DISCUSS WI PERMITS ARE NEEDED TO BRING THE HOUSE TO CODE. MR. POWEL CONTACT IS 706.324.6465 & MR. PRITCHETT 706.888.7265. MR. POWE TOOK RECIEPT OF THE 45 DAY LETTER.
08/09/2016	Joseph Sturcken	On-Site Visitation		Owner is going to clean up property and secure structure. He will begin remodeling. Once its in better condition i will remove from demo list. /111
09/15/2016	Joseph Sturcken	On-Site Visitation		work in progress. /111
10/14/2016	Joseph Sturcken	On-Site Visitation		Windows and doors boarded up, still needs work. /111
11/07/2016	Joseph Sturcken	On-Site Visitation		Owner wants to complie with repairs. Windows and doors have been boarded up. Front door is kicked in again. /111
03/31/2017	Joseph Sturcken	On-Site Visitation		House has been boarded up but front door opened back up. /111
04/24/2017	Joseph Sturcken	On-Site Visitation		Front door secure again. /111
06/01/2017	Joseph Sturcken	On-Site Visitation		No change. /111
07/06/2017	Joseph Sturcken	On-Site Visitation		Structure boarded and secured. /111
08/07/2017	Joseph Sturcken	On-Site Visitation		No change. /111
09/05/2017				

Activity Date	Created By	Activity Type	Activity Name	Comments
	Joseph Sturcken	On-Site Visitation		Grass is getting high and neighbor says people go in and out of assy structure in back. /111
10/10/2017	Joseph Sturcken	On-Site Visitation		Grass has been cut. /111
11/13/2017	Joseph Sturcken	On-Site Visitation		No change. /111
12/04/2017	Joseph Sturcken	On-Site Visitation		NO change. /111
01/10/2018	Joseph Sturcken	On-Site Visitation		No change. /111
02/05/2018	Joseph Sturcken	On-Site Visitation		NO change. /111
03/05/2018	Joseph Sturcken	On-Site Visitation		No change. /111
04/10/2018	Joseph Sturcken	On-Site Visitation		NO change. /111
05/15/2018	Joseph Sturcken	On-Site Visitation		Yard maintained, house secure. /111
06/11/2018	Joseph Sturcken	On-Site Visitation		NO change. /111
07/16/2018	Joseph Sturcken	On-Site Visitation		No change. /111
08/13/2018	Joseph Sturcken	On-Site Visitation		same owner, no change. /111
06/03/2019	Joseph Sturcken	On-Site Visitation		House boarded and secured, npt recommending for next round of demo. /111
07/01/2019	Joseph Sturcken	On-Site Visitation		Yard is getting ovefrgrown. /111
07/29/2019	Joseph Sturcken	On-Site Visitation		Yard cleaned up and cut down. /111
08/26/2019	Joseph Sturcken	On-Site Visitation		No change. /111
09/23/2019	Joseph Sturcken	On-Site Visitation		No change. /111
11/18/2019	Joseph Sturcken	On-Site Visitation		NO change. /111

Activity Date	Created By	Activity Type	Activity Name	Comments
02/19/2020	Walter Lewis	On-Site Visitation		no change //112
03/10/2020	Walter Lewis	On-Site Visitation		No change; House is still secured by boarding //112
04/23/2020	Walter Lewis	On-Site Visitation		Home is boarded; no entries //112
05/27/2020	Walter Lewis	Phone Conversation		Recommending for next round of demo//112
07/01/2020	Walter Lewis	On-Site Visitation		no work no change //112
07/28/2020	Charlotte Davis	Complaint Action		RECEIVED A COMPLAINT CALL FROM A CITIZEN WHO LIVES NEXT DOOR ABOUT THIS PROPERTY AND HOW THERE ARE APPARENTLY VULTURES OR OTHER TYPES OF SCAVENGERS FLYING AROUND AN IN THE PROPERTY; SHE IS CONCERNED THAT THERE MIGHT HAVE E SOME TYPE OF ORGANISM TO EXPIRE IN THE DWELLING. I INFORMI HER THAT AN OFFICER WOULD BE THERE THE FIRST WEEK OF AUG (NOT TODAY) TO INVESTIGATE FOR THE NEXT ROUTINE INSPECTIOI INFORMED HER THAT SHE WAS WELCOME TO CALL PUBLIC SAFETY ABOUT IT IF SHE WISHED.
08/05/2020	Walter Lewis	On-Site Visitation		Ford F-150 (BLUE) parked in driveway. No progressive action seems to be taking place //112
09/16/2020	Walter Lewis	On-Site Visitation		no work no change //112
10/15/2020	Walter Lewis	On-Site Visitation		no work no change //112
11/20/2020	Walter Lewis	On-Site Visitation		no work no change //112
12/23/2020	Walter Lewis	On-Site Visitation		no change //112
01/29/2021	Walter Lewis	On-Site Visitation		no change //112
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: POWELL JOSEPH W II PO BOX 177 COLUMBUS GA 31902 ARTICLE NUMBER: 7020 0090 0000 1809 0075



Activity Date	Created By	Activity Type	Activity Name	Comments
03/17/2021	Walter Lewis	On-Site Visitation		Door has recently been kicked in. Opportunity to take photos of the interior. This property has been submitted to council for demo //112
03/18/2021	Walter Lewis	On-Site Visitation		Recent pictures taken for city council presentation //112
03/19/2021	Walter Lewis	On-Site Visitation		Owner called and stated that he plans on revitalizing property and will attend council meeting //112



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

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

**Ryan Pruett**  
Director

CERTIFIED MAIL

POWELL JOSEPH W II

PO BOX 177

COLUMBUS GA 31902

7020 0090 0000 1809 0075

3/12/2021

Dear Sir or Madam:

**SUBJECT: 2439 Howe Avenue**

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 **\$23,597.60**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13<sup>th</sup> at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27<sup>th</sup>, 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.**

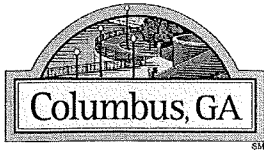
City Council currently convenes at the Trade Center, located at 801 Front Avenue, Columbus, GA 31901.

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD



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

DATE: 7/26/2016

OWNER: JOSEPH POWELL II  
OWNER'S ADDRESS: PO BOX 177, COLUMBUS GA 31902

REFERENCE NUMBER  
CASE-07-16-002943

AGENT:  
AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2439 HOWE 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 structures are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repairs or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

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

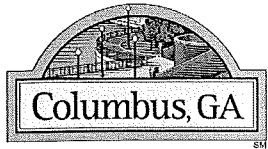
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CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



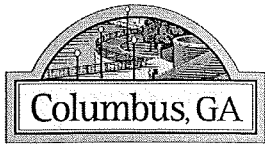
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**INSPECTIONS & CODE**  
**420 10TH STREET, P.O. BOX 1340**  
**COLUMBUS, GEORGIA 31902-1340**  
**TELEPHONE: (706) 653-4126 FAX (706) 653-4123**

REFERENCE NUMBER  
**CASE-07-16-002943**

**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	07/01/2016 07/01/2016
<p>308.1 ACCUMILATION OF RUBBAGE OR GARBAGE ALL EXTERIOR PROPERTY AN PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE.</p> <p>302.7 ACCESSORY STRUCTURES ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS .</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>Inspectors Comments Inspectors Comments</p> <p>House is a neighborhood blight. /111</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>305.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS - THE FOLLOWING CONDITIONS SHALL BE DETERMINE AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:</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>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 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>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>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>			



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REFERENCE NUMBER  
CASE-07-16-002943

**NOTICE TO DEMOLISH OR REPAIR**

**304.1.1 EXTERIOR UNSAFE CONDITIONS THE FOLLOWING CONDITIONS SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDINGS:**

1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR COMPONENTS THEREOF THAT HAVE REACHED THEIR LIMIT STATE;
4. SIDING AND MASONRY JOINTS INCLUDING JOINTS BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS ARE NOT MAINTAINED, WEATHER RESISTANT OR WATER TIGHT;
5. STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS.
6. FOUNDATION SYSTEMS THAT ARE NOT FIRMLY SUPPORTED BY FOOTINGS, ARE NOT PLUMB AND FREE FROM OPEN CRACKS AND BREAKS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE OF HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGN AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
12. EXTERIOR STAIRS, DECKS, PORCHES, BALCONIES AND ALL SIMILAR APPURTENANCES ATTACHED THERETO, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS; OR
13. CHIMNEYS, COOLING TOWERS, SMOKESTACKS AND SIMILAR APPURTENANCES NOT STRUCTURALLY SOUND OR NOT PROPERLY ANCHORED, OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.

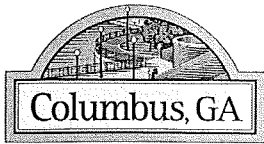
**EXCEPTION:**

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.

**302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS .**

**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 .**





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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-07-16-002943

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**NOTICE TO DEMOLISH OR REPAIR**

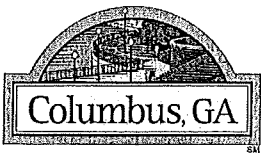
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304.5 FOUNDATION WALLS ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.  
304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, 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.

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

Permit will be required to demo house and accessory structures . /111

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

DATE: 7/12/2016

OWNER: JOSEPH POWELL II

OWNER'S ADDRESS: PO BOX 177, COLUMBUS GA 31902

REFERENCE NUMBER  
CASE-07-16-002943

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 2439 HOWE AVE, 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  
**7/27/2016 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

2584

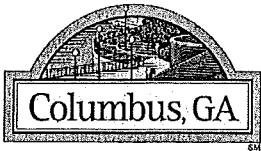
CERTIFIED MAIL NUMBER

*John Hudgison*

John Hudgison, Interim Director of Insp & Code

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

"An Equal Opportunity / Affirmative Action Organization"



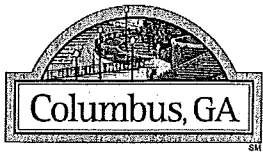
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<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Joseph Sturcken	Violations	07/01/2016 07/01/2016
<p>308.1 ACCUMILATION OF RUBBAGE OR GARBAGE ALL EXTERIOR PROPERTY AN PREMISES, AND THE INTERIOR OF EVERY STRUCTURE, SHALL BE FREE FROM ANY ACCUMULATION OF RUBBISH OR GARBAGE .</p> <p>302.7 ACCESSORY STRUCTURES ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS .</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.</p> <p>Inspectors Comments Inspectors Comments</p> <p>House is a neighborhood blight. /111</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>305.1.1 UNSAFE CONDITIONS UNSAFE CONDITIONS - THE FOLLOWING CONDITIONS SHALL BE DETERMINE AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:</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>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 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>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>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>			



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REFERENCE NUMBER  
CASE-07-16-002943

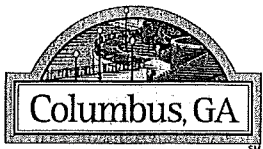
### DEMOLITION HEARING NOTICE

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 ANCORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE OF HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGN AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
12. EXTERIOR STAIRS, DECKS, PORCHES, BALCONIES AND ALL SIMILAR APPURTENANCES ATTACHED THERETO, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS; OR
13. CHIMNEYS, COOLING TOWERS, SMOKESTACKS AND SIMILAR APPURTENANCES NOT STRUCTURALLY SOUND OR NOT PROPERLY ANCHORED, OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.

**EXCEPTION:**

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
  2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.
- 302.4 WEEDS ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 18 INCHES. ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS .
- 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 .



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**DEMOLITION HEARING NOTICE**

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304.5 FOUNDATION WALLS ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.  
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.

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

Permit will be required to demo house and accessory structures . /111

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