

303 48th Street

Owner: John Law

1,272 Square Feet



03 17 2021



03 17 2021



03 17 2021



03 17 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
	<p style="text-align: center;">City of Columbus Demolition Proposal</p> <p><u>303 48th Street:</u> 1,272 sq. ft. demolish wood structure. 1,272 sq. ft. provide and install seed and straw of the building footprint. 280 sq. ft. of Asbestos window glazing. 1,520 sq. ft demolish concrete sidewalk. 1,520 sq. ft. provide and install seed and straw of the concrete footprint.</p> <p>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.</p>		
		TOTAL	\$12,956.60

WOMAN OWNED SMALL BUSINESS

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES
P.O. Box 657 • Cataula, GA • 706.320.2171

INVOICE

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

Date 3/4/21
 INVOICE # 30348THACM

	Project Description	Unit Price	TOTAL
	City of Columbus		
	303 48 th Street: Asbestos Sampling		
	1,272 sq. ft. building	\$500.00	\$500.00
	6 samples - 6 Hour Turn Around Time	\$21.50	\$129.00
WOMAN OWNED SMALL BUSINESS			
	TOTAL		\$629.00



CONSOLIDATED GOVERNMENT
What progress has preserved.

COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-03-20-001633)

Case Type: Condemn-Demo	Assigned To	Opened Date: 03/11/2020
Address: 303 48Th St Columbus, GA	Status: Request for Compliance Pending/Open	Closed Date: /

Activity Date	Created By	Activity Type	Activity Name	Comments
03/11/2020	Mallory Jackson	Complaint Action		COMPLAINANT WISHES TO REMAIN ANONYMOUS; VACANT/DILAPIDATED HOUSE
09/18/2020	Charlotte Davis	Notice of Hearing		7020 0090 0000 1809 1539 LAW JOHN F JR ET AL 168 TORCH HILL RD COLUMBUS GA 31903
11/20/2020	Charlotte Davis	Return Mail Received		SIGNED CARD RECEIVED #1539
12/07/2020	Walter Lewis	On-Site Visitation		no work no change //112
01/21/2021	Mallory Jackson	Notice to Demolish or Repair		MAILED TO; LAW JOHN 168 TORCH HILL RD COLUMBUS GA 31903 ARTICEL NUMBER: 7020 0090 0000 1808 1400
01/29/2021	Walter Lewis	On-Site Visitation		no change //112
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO; LAW JOHN 168 TORCH HILL RD COLUMBUS GA 31903 ARTICEL NUMBER:7020 0090 0000 1809 0013



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

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

Ryan Pruett
Director

CERTIFIED MAIL

LAW JOHN

168 TORGH HILL RD

COLUMBUS GA 31903

7020 0090 0000 1809 0013

3/12/2021

Dear Sir or Madam:

SUBJECT: 303 48th Street

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) and for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$13,585.60**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27th, 2020 at 5:30 EST**.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

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

Sincerely,

Ryan Pruett

Director, Inspections and Code

RP:CD



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

DATE: 11/18/2020

OWNER: JOHN LAW

OWNER'S ADDRESS: 168 TORCH HILL RD, COLUMBUS GA 31903

REFERENCE NUMBER
CASE-03-20-001633

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 303 48TH ST, COLUMBUS GA

NOTICE TO DEMOLISH OR REPAIR

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

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

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

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

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

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

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

7020 0090 0000 1808 1400

CERTIFIED MAIL NUMBER

Ryan Pruett

Ryan Pruett, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



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

REFERENCE NUMBER
CASE-03-20-001633

NOTICE TO DEMOLISH OR REPAIR

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Complaint Inspection	Joseph Sturcken	Complete	03/16/2020 03/17/2020
Demolition Site Inspection	Joseph Sturcken	Violations	03/17/2020 03/17/2020
<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 EXISTIN 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-OCCUPANT 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>House is not secured and a blight to community. /111</p> <p>305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABI OF SUPPORTING THE IMPOSED LOADS.</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 MAINTAI 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>304.5 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.</p> <p>305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHAL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH TH OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTI. OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTUI AND EXTERIOR PROPERTY.</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 Structure. /111</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>			



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

REFERENCE NUMBER
CASE-03-20-001633

NOTICE TO DEMOLISH OR REPAIR

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

1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR COMPONENTS THEREOF THAT HAVE REACHED THEIR LIMIT STATE;
4. SIDING AND MASONRY JOINTS INCLUDING JOINTS BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS DOORS AND SKYLIGHTS ARE NOT MAINTAINED, WEATHER RESISTANT OR WATER TIGHT;
5. STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS.
6. FOUNDATION SYSTEMS THAT ARE NOT FIRMLY SUPPORTED BY FOOTINGS, ARE NOT PLUMB AND FREE FROM OPEN CRACKS AND BREAKS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE FROM HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGNS, AWNINGS, FIRE ESCAPES, 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.
- 304.7 ROOFS AND DRAINAGE THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.**

Demolition Site Inspection	Joseph Sturcken	Assigned	11/24/2020
----------------------------	-----------------	----------	------------



We do amazing.

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

REFERENCE NUMBER
CASE-03-20-001633

NOTICE TO DEMOLISH OR REPAIR



We do amazing.

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

DATE: 9/18/2020

OWNER: JOHN LAW

OWNER'S ADDRESS: 168 TORCH HILL RD, COLUMBUS GA 31903

REFERENCE NUMBER
CASE-03-20-001633

AGENT:

AGENT'S ADDRESS:

MAILED
9.18.20

LOCATION OF PROPERTY: 303 48TH 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
11/18/2020 10:00:00AM

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

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

7020 0090 0000 1809 1539

CERTIFIED MAIL NUMBER

Ryan Pruett

Ryan Pruett, Director of Insp & Code

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

"An Equal Opportunity / Affirmative Action Organization"



We do amazing.

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

REFERENCE NUMBER
CASE-03-20-001633

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED</u> <u>COMPLETED</u>
Complaint Inspection	Joseph Sturcken	Complete	03/16/2020 03/17/2020
Demolition Site Inspection	Joseph Sturcken	Violations	03/17/2020 03/17/2020

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 EXISTIN BUILDING CODE AS REQUIRED FOR EXISTING BUILDING:

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.

Inspectors Comments Inspectors Comments

House is not secured and a blight to community. /111

305.2 STRUCTURAL MEMBERS ALL STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABI OF SUPPORTING THE IMPOSED LOADS.

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

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.

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.

305.1 INTERIOR GENERAL THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHAL BE MAINTAINED IN GOOD REPAIR STRUCTURALLY SOUND AND IN SANITARY CONDITION. OCCUPANTS SHALL KEEP THAT PART OF THE STRUCTURE WHICH TH OCCUPY OR CONTROL IN A CLEAN AND SANITARY CONDITION. EVERY OWNER OF A STRUCTURE CONTAINING A ROOMING HOUSE, HOUSEKEEPING UNITS, A HOTEL, A DORMITORY, TWO OR MORE DWELLING UNITS OR TWO OR MORE NONRESIDENTI. OCCUPANCIES, SHALL MAINTAIN, IN A CLEAN AND SANITARY CONDITION, THE SHARED OR PUBLIC AREAS OF THE STRUCTUI AND EXTERIOR PROPERTY.

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

Permit will be required to Demo this Structure. /111

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.



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

REFERENCE NUMBER
CASE-03-20-001633

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 FROM HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGNS, AWNINGS, FIRE ESCAPES, 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.
- 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.