

4738 12th Avenue

Owner: J L Johnson

2,108 Square Feet



03 17 2021



03 17 2021



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

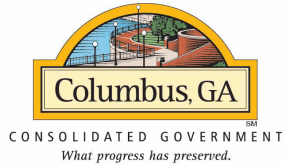
Proposal

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
	City of Columbus Demolition Proposal		
	<u>4738 12th Ave:</u>		
	2,108 sq. ft. demolish wood structure.	\$3.90	\$8,221.20
	2,108 sq. ft. provide and install seed and straw of the building footprint.	\$0.55	\$1,159.40
	36 ln. ft. of Asbestos duct insulation.	\$5.00	\$180.00
	2,108 sq. ft. of Asbestos floor tile and mastic	\$2.50	\$5,270.00
	2,088 sq. ft. of Asbestos siding.	\$1.90	\$3,967.20
	1 Asbestos boiler	\$3,500.00	\$3,500.00
	1,100 sq. ft. demolish asphalt.	\$1.00	\$2,784.00
	1,100 sq. ft. provide and install seed and straw of the asphalt footprint.	\$0.55	\$1,531.20
	208 sq. ft. demolish retaining wall.	\$3.95	\$2,686.00
	160 sq. ft demolish out building.	\$2.00	\$720.00
	160 sq. ft. provide and install seed and straw of out building footprint.	\$0.55	\$198.00
	 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.		
		TOTAL	\$30,217.00

WOMAN OWNED SMALL BUSINESS



COLUMBUS CONSOLIDATED GOVERNMENT CODE CASE ACTIVITY REPORT (CASE-05-15-002618)

Case Type: Condemn-Demo
Address: 4738 12Th Ave
Columbus, GA

Assigned To
Status: Request for Compliance Pending/Open

Opened Date: 05/05/2015
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
05/15/2015	Marsha Thomas	Notice of Hearing		LETTER MAILED OUT ON 5/15/2015
06/03/2015	Marsha Thomas	Notice to Demolish or Repair		LETTER MAILED OUT ON 5/27/2015
07/13/2015	Teresa Young	On-Site Visitation		No Change / 112
08/11/2015	Teresa Young	On-Site Visitation		NO CHANGE / 112
09/11/2015	Teresa Young	On-Site Visitation		No Change / 112
10/09/2015	Teresa Young	On-Site Visitation		no change / 112
11/10/2015	Teresa Young	On-Site Visitation		No change / 112
12/10/2015	Teresa Young	On-Site Visitation		no change / 112
01/12/2016	Teresa Young	On-Site Visitation		No change / 112
02/10/2016	Teresa Young	On-Site Visitation		No change / 112
03/15/2016	Teresa Young	On-Site Visitation		NO CHANGE / 112
04/14/2016	Teresa Young	On-Site Visitation		
	Teresa Young	On-Site Visitation		NO CHANGE, CHECK OWNERSHIP AGAIN AND IT REMAINS THE SAME CHECKED ANCESTRY FOR A DEATH NOTICE AND FOUND NONE . TA\ LAST PAID IN 2013. / 112
05/12/2016	Teresa Young	On-Site Visitation		No Change / 112

Activity Date	Created By	Activity Type	Activity Name	Comments
06/13/2016	Teresa Young	On-Site Visitation		no change / 112
07/13/2016	Teresa Young	On-Site Visitation		no change / 112
08/12/2016	Teresa Young	On-Site Visitation		no chane / 112
09/13/2016	Teresa Young	On-Site Visitation		no change / 112
10/11/2016	Teresa Young	On-Site Visitation		no change / 112
10/18/2018	Phillip Smith	On-Site Visitation		NO CHANGE./112
11/16/2018	Phillip Smith	On-Site Visitation		NO CHANGE./112
12/20/2018	Phillip Smith	On-Site Visitation		NO CHANGE./112
01/22/2019	Phillip Smith	On-Site Visitation		NO CHANGE.SAME OWNER./112
02/22/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
03/25/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
05/10/2019	Phillip Smith	On-Site Visitation		NO CHANGE./112
05/22/2019	Phillip Smith	On-Site Visitation		no new changes./112
06/21/2019	Phillip Smith	On-Site Visitation		NO NEW CHANGES./112
08/02/2019	Joseph Sturcken	On-Site Visitation		No change. /111
08/30/2019	Joseph Sturcken	On-Site Visitation		No change. /111
09/27/2019	Joseph Sturcken	On-Site Visitation		No change. /111
11/19/2019	Joseph Sturcken	On-Site Visitation		NO change. /111

Activity Date	Created By	Activity Type	Activity Name	Comments
01/31/2020	Jamaal Williams	On-Site Visitation		No work taxes has not been paid since 2013 ./113
02/27/2020	Joseph Sturcken	On-Site Visitation		No other address found for J L Johnson, except property in question. /111
03/26/2020	Joseph Sturcken	On-Site Visitation		No change. /111
04/22/2020	Joseph Sturcken	On-Site Visitation		No change. /111
05/20/2020	Joseph Sturcken	On-Site Visitation		Nature is swallowing the house. /111
06/18/2020	Joseph Sturcken	On-Site Visitation		No change. /111
07/16/2020	Joseph Sturcken	On-Site Visitation		Same owner, no change. /111
08/14/2020	Joseph Sturcken	On-Site Visitation		No change. /111
09/14/2020	Joseph Sturcken	On-Site Visitation		No problem. /111
12/10/2020	Jamaal Williams	On-Site Visitation		No work no change./113
12/16/2020	Jamaal Williams	On-Site Visitation		Took recent Pictures to add to the latest list that will be presented to council for the next round of demolitions. 113
01/11/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
02/03/2021	Jamaal Williams	On-Site Visitation		No work no change ./113
03/03/2021	Jamaal Williams	On-Site Visitation		No work no change./113
03/10/2021	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: JOHNSON J L 4738 12TH AVE COLUMBUS GA 31904 ARTICLE NUMBER: 7020 0090 0000 1809 0105



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

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

Ryan Pruett
Director

CERTIFIED MAIL

JOHNSON J L
4738 12TH AVE
COLUMBUS GA 31904

7020 0090 0000 1809 0105

3/12/2021

Dear Sir or Madam:

SUBJECT: 4738 12th 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 **\$31,324.50**.

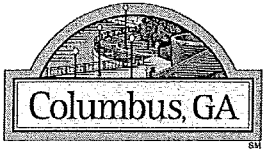
An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, April 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, April 27th, 2020 at 5:30 EST**.

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



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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: 5/27/2015

OWNER: J L JOHNSON

OWNER'S ADDRESS: 4738 12TH AVE, COLUMBUS GA 31904

REFERENCE NUMBER
CASE-05-15-002618

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 4738 12TH AVE, 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 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**

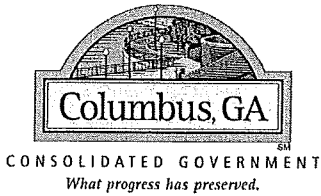
1426

CERTIFIED MAIL NUMBER

Lisa Goodwin

Lisa Goodwin, Deputy City Manager

"An Equal Opportunity / Affirmative Action Organization"

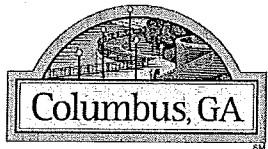


INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
CASE-05-15-002618

NOTICE TO DEMOLISH OR REPAIR

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Teresa Young	Violations	05/05/2015 05/05/2015
<p>304.13 - Window, skylight and door frames Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p> <p>506.2 - Maintenance Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstruction, leaks and defects.</p> <p>403.1 - Habitable spaces Every habitable space shall have at least one openable window . The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1</p> <p>304.12 - Handrails and guards Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition .</p> <p>504.1 - General All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition .</p> <p>304.10 Stairways, decks, porches and balconies . Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.</p> <p>605.2 - Receptacles Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets . Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle . Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.</p> <p>505.4 - Water heating facilities Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110 degrees. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided . An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.</p> <p>302.5 Rodent harborage All structures and exterior property shall be kept free from rodent harborage and infestation . Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</p> <p>502.1 - Dwelling units Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition .</p> <p>404.7 - Food preparation All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner .</p> <p>603.1 - Mechanical appliances All mechanical appliances, fireplaces, solid fuel -burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function .</p> <p>304.15 - Doors All exterior doors, door assemblies and hardware shall be maintained in good condition . Locks at all entrances to dwelling units and sleeping units shall tightly secure the door .</p> <p>304.13.1 - Glazing All glazing materials shall be maintained free from cracks and holes.</p> <p>304.2 - Protective treatment All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight . 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>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>All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion . Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement . 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>			



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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-05-15-002618

NOTICE TO DEMOLISH OR REPAIR

8-14.4(a)(1) - Permits required The following permits are required in order to make the necessary repairs. Additionally, all required inspections must be performed and approved prior to the closing of the noted violations.

Building, Mechanical, Plumbing and Electrical or a Demolition permit. / 112

403.2 - Bathrooms and toilet rooms Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

304.13.2 - Openable windows Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

302.4 - Weeds All premises and exterior property shall be maintained free from weeds or plant growth in excess of 18 inches.

602.2 - Residential occupancies Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65 degrees in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

704.2 - Smoke Alarms 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.

3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

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.

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.

304.14 - Insect screens Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

604.3 - Electrical system hazards Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reason, the code official shall require the defects to be corrected to eliminate the hazard.

Inspectors Comments Inspectors Comments

Dilapidated and abandoned house, taxes are delinquent to the year 2009, property appears to have been empty at least that long. Owner or owners shall obtain all required permits to bring this property up to existing code requirements including, building, electrical, mechanical and plumbing permits. Owner may choose to repair or demolish the structure. The costs to repair more than exceed 50% of the home's value. If owner decides to demolish the structure, a demolition permit is required. / 112

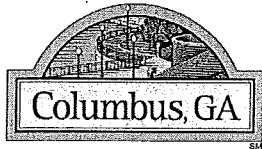
304.4 - Exterior Structural Members All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

704.1 - General All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

304.6 - Exterior walls All exterior walls shall be free from holes, breaks, and loose or totting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

305.3 - Interior surfaces All interior surfaces, including windows and doors, shall be 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.

605.1 - Installation All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.



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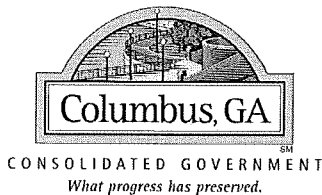
INSPECTIONS & CODE
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COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

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NOTICE TO DEMOLISH OR REPAIR

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 .

505.3 - Supply The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.



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

DATE: 5/15/2015

OWNER: J L JOHNSON

OWNER'S ADDRESS: 4738 12TH AVE, COLUMBUS GA 31904

REFERENCE NUMBER
CASE-05-15-002618

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 4738 12TH AVE, COLUMBUS GA

DEMOLITION HEARING NOTICE

Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Citizen Services Center Building at 3111 Citizens Way, next to Macon Rd Library on **5/27/2015 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

1426

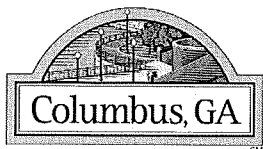
CERTIFIED MAIL NUMBER

Lisa Goodwin

Lisa Goodwin, Deputy City Manager

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-05-15-002618

DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
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