



## **NOTICE OF DANGEROUS BUILDING AND ORDER TO VACATE AND REPAIR OR DEMOLISH.**

**Date of Notice:** April 24, 2026,

**Property Address:** 12 S Sing Lee Alley

**Parcel ID:** 01-007-462

**Property Owner:** ADAMS, JOSHUA

**Mailing Address:**

Dear Mr. Adams,

An inspection of the above structure by the building official has deemed this structure a dangerous building under PMC 9.20.010, and the structure is further declared to be a public nuisance under PMC Chapter 9.16.

**The building exhibits severe structural instability, characterized by a failed foundation that has subsided to the point where all four walls have sunken below the floor grade. The owner's attempts to stabilize the structure involve makeshift supports and materials—such as a medical backboard, can lids, fish totes, and homemade brackets—that are not compliant with adopted building codes or standard construction practices. Unauthorized excavation has undermined the adjacent public sidewalk, creating an immediate hazard for pedestrians. Moreover, these structural repairs were undertaken without the necessary state or local building permits. Due to these systemic failures and the advanced state of dilapidation, the building official has determined the structure is unfit for human occupancy and poses a direct threat to life, health, and public safety.**

As owner or lessee of the building you are hereby ordered to vacate and repair the building in accordance with terms of this notice.

### **Corrective Action Required:**

1. The building openings must be sealed and secured against unauthorized entry until occupancy is approved by the state fire marshal and this office.
2. The excavation surrounding the building that is undermining the public sidewalk must be filled with D1 base course material and compacted to stabilize the walkway and eliminate the pedestrian hazard.

3. Repair of building foundation and walls by a licensed commercial contractor to comply with adopted state and borough building codes.

Corrective action must be completed within thirty days of the date of this notice. If you require additional time to complete the corrective action required, you may appeal to the Borough Assembly for a thirty-day extension.

ISSUED BY: *J. Holder* ON 4/24/2026

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