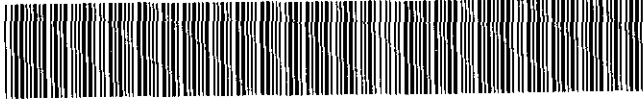




CITY 2007101000



SEP 04 2007 11:53 P 12

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/4/2007 11:53:01.69



2007101000

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

6
City FEE no fee FB 15-04560
 BKP _____ C/O _____ COMP _____
 DEL _____ SCAN _____ FV _____

**Return To:
City of Omaha
Planning Department
Code Enforcement
1819 Farnam St, Rm. 1003
Omaha, NE 68183**



City of Omaha
Mike Fahey, Mayor

CODE ENFORCEMENT

NOTICE OF VIOLATION

August 9, 2007

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1003
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 546-0714

Steven N. Jensen, AICP
Director

Renard Lance Lebron
8008 Harney St.
Omaha, NE 68114

Legal Description: See Exhibit "A"

This notice concerns the Property at: **4620 DODGE ST Commercial building Exterior.**

The Property is in violation of the Omaha Municipal Code. The violations currently known to exist on this Property are listed in the attached Violations List.

You are ordered to repair or cure the said violations by October 8, 2007. A follow-up inspection, to determine whether the violations have been repaired or cured and whether the Property can thereby be released, will be scheduled on or shortly after that date, or sooner if you so request.


This vacant Property is declared to be unsafe, unfit for human occupancy, or unlawful, because of the violations so designated in the attached Violations List. You are ordered to close the Property and to take measures necessary to prevent occupancy of it within 60 days. Occupancy of the property is prohibited. Of course, if all violations making this property unsafe, unfit or unlawful are repaired or cured by the above date, the property can then be opened and occupied.

While the necessity of City permits to conduct the necessary work will depend on the method of repair chosen by the Property owner, it presently appears that the following types of permits will have to be obtained from the City to perform the necessary work: **BuildingElectrical,**

Any person directly affected by this notice may appeal to the Omaha Building Board of Review by filing a written appeal application form and \$30.00 filing fee with the office of the City Permits and Inspections Division, Omaha/Douglas Civic Center, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, within 20 days of the date of this notice (add an additional three business days if this notice was sent by regular mail). The appeal application shall state all grounds for objection to this notice.

If you desire clarification of this notice or of any of the violations listed, please call the undersigned between the hours of 8:00 a.m. and 9:30 a.m. and arrangements will be made to assist you.

Sincerely,


Roger Carroll
Code Inspector, 444-5382


Kevin J. Denker
Chief Code Inspector

C:

Exhibit "A"

Lot Twenty Four (24) and all of Lot Twenty Three (23), Block Three (3), Briggs Place, an Addition to the City of Omaha, except that part described as follows: Beginning at the Southwest corner of said Lot 23; thence East 36.15 feet, thence North 106.5 feet to a point on the North line of said Lot 23; thence West 36.45 feet to the Northwest corner of said Lot 23, thence South along the West line of said Lot 23, 106.5 feet to the point of beginning, all in Douglas County, Nebraska.

**The City of Omaha Planning Department
Housing Division
Permits and Code Requirements
for property address: 4620 DODGE ST
Structure Type: Commercial building-Exterior
August 9, 2007**

The following permits are required for the primary structure:

A Building permit is required for the amount of \$1,000.00. Note: The fee charged for a Building permit is based on the total amount of estimated labor and material costs.

<u>Y</u> General Repair	Window Replacement	Interior Inspection.
Fire	Soffits, Gutters, etc.	Requested for the following reason(s) :
Reroof	Kitchen Remodel	
Remove Existing Roof	Bath Remodel	
Reside	Plans required	
Remove existing siding	Fence	
Basement Finish	Decks/Porches	
Retaining Wall	Fire Escape	

Separate Permits required for the following:

Y Electrical Plumbing Mechanical Wreck

Special Code Requirements:

Electrical Requirements -

Under 121-142. Chapter 44. Bring electrical service up to code. A licensed, bonded, electrical contractor is required to make repairs. A City of Omaha electrical permit and an inspection by the City Electrical Inspector is required for conformance.

Other requirements: General repair for roof, masonry wall repairs.
Electrical repair permit for open boxes. Deteriorated light fixture.

Violations List

August 9, 2007

Renard Lance Lebron
8008 Harney St.
Omaha, NE 68114

Re: 4620 DODGE ST
Inspected by: Roger Carroll
Structure Type: Commercial building

Violations and corrective action:

Owner Violation List items

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
043-71. Required. Except as specified in section 43-72 of this Code, no building or structure regulated by this Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. (Ord. No. 33582 SS 1(43-71), 6-27-95)	. General repair permit is required before work is started. Uncompleted flat roof edging. Open mortar joints at brick walls.		
044-121. Permit required.. Before proceeding to install, alter, repair, relocate, affix or suspend any electrical wiring, or to install or connect any equipment or apparatus which requires electrical wiring to be installed, affixed or suspended to make the same operable, for either interior or exterior wiring, a permit shall be obtained by an electrical contractor or a master electrician from the electrical official at the permits and inspections division.	Building Exterior. Electrical outlet and fixture permit. All electrical repairs must be made by a electrical contractor, licensed and bonded by the City of Omaha & requires electrical permit and inspection. All open junction boxes including at broken west sign light, at south sign junction box at outside walls.		
048-15. Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.	Building Exterior. All repairs, alterations, maintenance work & installations shall be made in a workmanlike manner, and in accordance with manufacturer's installation instructions.		

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
048-33 a. Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.	. Code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies.		
048-54. Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.	. Any person who violates a provision of this code shall be prosecuted within the limits provided by state or local laws.		
048-65. Transfer of ownership. If the ownership of a property subject to a pending notice or order under this code is to be transferred, the transferring owner shall report to the city housing division the impending transfer of the property and the name and address of the transferee, at least seven (7) days prior to the transfer.	. Inspector must be noticed of pending transfer of ownership seven (7) days prior to transfer.		
048-74. Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard reading "Danger - Closed" or similar language, and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.	. Upon failure to comply within the time given, structure shall be placarded.		
048-75. Prohibited occupancy. It shall be unlawful for any person to occupy a placarded premises or to operate placarded equipment, and for any owner or any person responsible for the premises to let anyone occupy a placarded premises or operate placarded equipment. Such persons shall be liable for the penalties provided by this Code.	. Upon failure to comply within the time given, structure shall be vacated.		
301.1. Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.	. Owner		
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 are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.	. Owner		

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
<p>302.2. Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.</p> <p>Exception: Approved retention areas and reservoirs.</p>	Building Exterior. Grading is sloped towards structure. Unpermitted 6' pile of dirt and rubble left over from wall construction, at rear of parking area.		Yes
<p>302.3. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p>	Building Exterior. Crushed rock parking, parking on dirt, and broken asphalt.		
<p>302.3. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.</p>	Building Exterior. Deteriorated sidewalks. Broken public sidewalk at Dodge street at driveway location.		Yes
<p>302.4. Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). 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>	Building Exterior. Overgrown vegetation is more than 10" high throughout property; broken, trash trees; trees against house foundation. Including weeds at dirt pile at west wall of building.		Yes
<p>302.7. Accessory structures. All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.</p>	Building Exterior. Deteriorated fence. Incomplete fence on top of retaining wall at rear of parking area.		Yes
<p>303.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.</p>	Building Exterior. Deteriorated window sash, jambs, troughs and sills including abraded and peeling surface paint. Deteriorated peeling paint at south windows and doors.		Yes

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
<p>303.2. Protective treatment. 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. 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 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 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.</p>	<p>Building Exterior. Peeling paint on exterior masonry surfaces. Including at the west and south walls.</p>	<p>Yes</p>	
<p>303.2. Protective treatment. 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. 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 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 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.</p>	<p>Building Exterior. Peeling paint on exterior wood surfaces. Including at the south wall.</p>	<p>Yes</p>	
<p>303.6. 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>Building Exterior. Deteriorated and/or missing masonry joints. Open joints including at east corner of south wall</p>	<p>Yes</p>	
<p>303.7. 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.</p>	<p>Building Exterior. Deteriorated roof covering. Rubber roofing not cut at east and west parapet walls. Concrete block sitting on parapet wall edge.</p>	<p>Yes</p>	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
303.7. 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.	Building Exterior. Deteriorated gutters and down spouts. Bent gutter lower end at street gutters.		
303.9. Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.	Building Exterior. Deteriorated, broken rusted sign, wall sign, roof sign, monument sign. Remove deteriorated wood sign at west side of building.	Yes	
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.	Building Exterior. Soiled bathroom floor, toilet and sink.	Yes	
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 reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Building Exterior. Deteriorated wiring electrical conductor, receptacle, lighting outlets. Broken west sign light. Open south junction box over entry door. Light is required at egress door.	Yes	
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 reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Building Exterior. Deteriorated wiring electrical conductor, receptacle, lighting outlets. Open electrical junction boxes at office wall inside car repair area. Broken egress light at same area.		

Code Section Violated

Location and Nature of Violation Unsafe/Unfit Designation Repaired

Tenant Violation List items

Code Section Violated

Location and Nature of Violation Unsafe/Unfit Designation Repaired

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.

Building Exterior.	Soiled	Yes
bathroom floor, toilet and sink.		

Violations List to Occupant

August 9, 2007

Omaha, Ne

Re: 4620 DODGE ST

Inspected by: Roger Carroll

Structure Type: Commercial building

Violations and corrective action:

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>
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.	Building Exterior. Soiled bathroom floor, toilet and sink.	Yes

Violations List to Occupant

August 9, 2007

Omaha, Ne

Re: 4620 DODGE ST

Inspected by: Roger Carroll

Structure Type: Commercial building

Violations and corrective action:

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>
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.	Building Exterior. Soiled bathroom floor, toilet and sink.	Yes