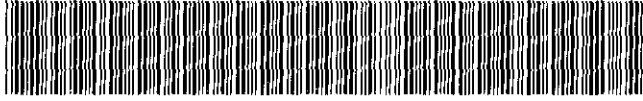


CITY 2009018621

City No Fee #A1-60000
13/17-1513
DEL SCAN FY



MAR 02 2009 11:56 P 13

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/2/2009 11:56:50.53



2009018621

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

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

Check Number



City of Omaha
Mike Fahey, Mayor

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

NOTICE OF VIOLATION

February 2, 2009

James A. & Marilyn Boone
4011 Cuming St.
Omaha, NE 68131

Parcel No.: 1684000202

Legal Description: A Tract of Land Located in the West
50.0' of the East 160.0' of the North 140.0' of Tax Lot 20,
in the NW 1/4 Section 17, Township 15 North, Range 13
East of the 6th PM

This notice concerns the Property at: **4011 CUMING ST Commercial building Exterior.**

nwse

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 April 3, 2009. 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 occupied Property is declared to be unsafe, unfit for human occupancy, or unlawful, because of the violations so designated in the attached Violations List. If any of those designated violations are not cured within the time period stated above, the Property will be placarded, and occupancy will be prohibited until the violations are cured and released.

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 \$100.00 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, 402-444-5382

Kevin J. Denker
Chief Code Inspector

C:

**The City of Omaha Planning Department
Housing Division
Permits and Code Requirements**
for property address: 4011 CUMING ST
Structure Type: Commercial building-Exterior
February 2, 2009

The following permits are required for the primary structure:

A Building permit is required for the amount of \$8,000.00. Note: The fee charged for a Building permit is based on the total amount of estimated labor and material costs.

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

Separate Permits required for the following:

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.

Engineer Review:

Registered Engineer's drawing and stamp required.

Other requirements: siding windows doors

Violations List

February 2, 2009

James A. & Marilyn Boone
4011 Cuming St.
Omaha, NE 68131

Re: 4011 CUMING 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>
043-101. Generally. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have special inspection as specified in the building code as adopted by this jurisdiction.	Construction work shall remain accessible & exposed for inspections until approved.	
Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the building code, this Code or other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the building code, this Code or other ordinances of the jurisdiction shall not be valid.		
It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.		
A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans. (Ord. No 33582, SS 1(43-101), 6-27-95)		
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)	Building Exterior. General repair permit required before repairs are started.	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation Repaired</u>
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.	. All repairs, alterations, maintenance work & installations shall be made in a workmanlike manner, and in accordance with manufacturer's installation instructions.	
048-25. Fees. The fees for activities and services performed by the city in carrying out its responsibilities under this code shall be as indicated in the following schedule:	. Owner. Fee shall apply.	
Reinspection, charged once for each notice per dwelling unit \$41.00		
048-33a. 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.	
048-33b. Inspections. The code official shall make a good faith effort to communicate with the owner of a property or his or her authorized agent, in person or by telephone (or by electronic mail, if requested by the owner), prior to inspecting or reinspecting a building or structure; provided, that this duty shall take effect only if the owner or agent has first supplied the City Housing Division with the following: (1) the owner's name; (2) the owner's current address; (3) the owner's current phone number or electronic mail address that can be contacted for purposes of this section; and (4) a statement that the owner owns the property at issue.	. Per statement of ownership and provision of current phone number, a good faith effort will be made to communicate with owner prior to inspection or reinspection of a property.	
048-34. Right of entry. The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.	. A complete interior inspection is requested of interior within ten (10) days of the date of this notice of violation.	

Code Section Violated

Location and Nature of Violation

Unsafe/Unfit
Designation Repaired

048-43. Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the city.

Building Exterior. Brick chimney is to be checked and serviced by mechanical contractor licensed and bonded in Omaha for health and safety and compliance with Omaha mechanical code & written report submitted to the code enforcement. For proper draft and leakage of combustion products.

Yes

a) Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official or building board of review shall determine the testing procedures.

b) Testing agency. All tests shall be performed by an approved agency.

c) Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.

048-53. Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with this code shall be deemed guilty of a misdemeanor, as provided in Section 1-10 of the Omaha Municipal Code. If the notice of violation is not complied with, the code official may institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

. Any person failing to comply with a notice shall be prosecuted.

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.

048-61. Notice to owner or to person or persons responsible. Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in sections 48-62 and 48-63. Not more than one notice of violations shall be issued for the same violation. Notices for procedures declaring property unsafe or unfit for human occupancy shall also comply with Division 8.

. Owner

048-63. Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

. Sent by first-class mail addressed to the last-known address.

- a) delivered personally;
- b) sent by certified or first-class mail addressed to the last-known address; or
- c) if the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
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.	. Owner.		
048-71c. General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.	Building Exterior. Building is deteriorated. Building is a blighting influence on the neighborhood.		Yes
c) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.			
048-73. Notice. Whenever the code official has declared a structure or equipment unsafe or unfit under the provisions of this Division, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 48-63. If the notice pertains to equipment, it shall also be placed on the equipment. The notice shall be in the form prescribed in Section 48-62.	. Notice shall be posted or served upon the owner or the person or persons responsible that a structure or equipment is unsafe.		
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, removing the placard, or failing to close the premises or keep the premises closed.	. 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 subject to the penalties set out in section 1-10 of this Code.	. Structure shall be vacated. Failure to comply with repairs as ordered within the time directed in the prior Notice of Violation.		
048-76. Removal of placard. The code official shall remove the placard whenever the defect or defects upon which the placard was based have been eliminated. Any person who defaces or removes a placard without the approval of the code official shall be subject to the penalties provided by this Code.	. Danger-closed sign shall not be removed until directed by the City of Omaha.		

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation Repaired
<p>048-77. Filing with Register of Deeds. If a notice declaring a property unsafe or unfit for human occupancy is unsuccessfully appealed or if the time for such appeal has passed without the filing of such appeal, then the code official may file the said notice against the property with the Register of Deeds. Upon correction of the relevant violations, the code official shall file a release of the notice with the Register of Deeds, without cost to the owner.</p>	<p>. Structure determined to be unfit/unsafe.</p>	
<p>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.</p>	<p>. The conditions in this notice are minimum conditions.</p>	
<p>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.</p>	<p>. Owner/occupant. Entire structure. Owner shall not occupy or permit another to occupy any structure or exterior property not in compliance.</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>Building Exterior. Owner. If structure is to be vacated, it must be maintained in a clean, safe, secure, and sanitary condition.</p>	
<p>302.1. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.</p>	<p>. Litter and/or debris on exterior property and premises.</p>	
<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>	<p>Exterior Property Area. Dangerous ice and snow covered common and public side walks. Snow and ice to be removed from sidewalk within twenty-four hours of precipitation.</p>	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>	<p>Building Exterior. Overgrown vegetation is more than 10" high throughout property; broken, trash trees; trash tree against west foundation.</p>	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>	<p>Exterior Property Area. Overgrown vegetation is more than 10" high throughout property; broken, trash trees; trees against house foundation. Including at the rear exterior premises of the property.</p>	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
304.1. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	Building Exterior. Owner. Exterior of the structure is in disrepair, structurally unsound, unsanitary and is a blighting influence on the neighborhood.		
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.	Building Exterior. Deteriorated rotted rear wood stairs.	Yes	
304.11. Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. 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 masonry, brick exterior chimney. Chimney leaning. Bricks chipped and missing. Mortar missing. Including open mortar joints.	Yes	
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.	Building Exterior. Broken and rotted handrails and guards on rear porch and steps.	Yes	
304.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Building Exterior. Deteriorated window sash, jambs, troughs and sills including abraded and peeling surface paint.	Yes	
304.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Building Exterior. Deteriorated window sash, jambs, troughs and sills including abraded and peeling surface paint. Including rotted wood nailed over west basement window.	Yes	
304.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Building Exterior. Deteriorated window sash, jambs, trim and sills on all sides. Including rotted window jamb at front of building.	Yes	
304.15. Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.	Building Exterior. Deteriorated garage door.	Yes	
304.15. Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.	Building Exterior. Deteriorated side door. at basement	Yes	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
<p>304.2. 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/missing paint on all exterior surfaces where paint is peeling, cracked or bare surfaces are exposed. Including at concrete block foundation.</p>		
<p>304.2. 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/missing paint on all exterior surfaces where paint is peeling, cracked or bare surfaces are exposed. Including at front of building.</p>	Yes	
<p>304.3. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).</p>	<p>Building Exterior. Broken Missing Property Identification Numbers. including at the Cuming Street side of the building.</p>	Yes	
<p>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.</p>	<p>Building Exterior. Deteriorated siding and trim. Including broken metal siding, rusted nails at west metal siding</p>	Yes	
<p>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.</p>	<p>Building Exterior. Including non exterior grade plywood nailed over west windows.</p>	Yes	
<p>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.</p>	<p>Building Exterior. Non-exterior grade wall covering. Deteriorated missing siding over garage door.</p>	Yes	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
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.	Building Exterior. Deteriorated siding and trim. Missing flashing at top of siding at connection with roof fascia. Siding is open.	Yes	
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.	Building Exterior. Deteriorated siding and trim. Including at the rear wall of the building.	Yes	
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.	Building Exterior. Deteriorated siding and trim. Around rear door where siding appears to be water damaged. Including loose siding.		
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.	Building Exterior. Discolored concrete block under rear downspout appears to have mold.	Yes	
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.	Building Exterior. A roof inspection by a reputable roofing contractor registered with the State of Nebraska is required and the report given to inspector. Missing roof cap at front parapet wall. Roofing in loose.	Yes	
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.	Building Exterior. Deteriorated gutter and downspout. Deteriorated, rear galvanized roof scupper and 6" corrugated drain pipe at the rear of the building.	Yes	
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.	Building Exterior. Deteriorated roof covering. Including at east roof parapet where roofing is not cut to fit.	Yes	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
307.1. Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	Exterior Property Area. Unsanitary conditions including rubbish and garbage at the exterior premises, including non permitted building materials, motor vehicle rubbish including car parts, tires, paper litter.	Yes	
307.1. Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	Exterior Property Area. Unsanitary conditions including rubbish and garbage at the exterior premises, including non permitted building materials, including rotted broken wood under rear wood stair.	Yes	
307.2.1. Rubbish storage facilities. The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.	Exterior Property Area. Removal, by the owner, of all rubbish littering the exterior of the building, paper litter, broken, rotted clothing, furniture, tools, including at all floors, and at basements, and all storage areas Including at the east wall of the building.	Yes	
601.1. Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.	. Owner.		
601.2. Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.	. A person shall not occupy as owner occupant or permit another person to occupy premises which do not comply.		
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 receptacles 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. Exposed energized electrical conductor. Including at west wall where L cap is missing at conduit.	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 receptacles 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. Exposed energized electrical conductor. Loose conduit at hole in west siding where yellow insulation is sticking out.	Yes	

Code Section Violated

Location and Nature of Violation

Unsafe/Unfit
Designation Repaired

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 receptacles 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. Unsecured wire at west side of building.

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 receptacles 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. Broken electrical lighting fixture and fixture cover. Including broken and rusted exterior electrical lighting fixtures at the front of the building.

Yes