

Staff Recommendations for 320 Queens Ct

IF THE PROPERTY OWNER IS TO BE GIVEN AN OPPORTUNITY TO REPAIR:

Based on evidence presented at the hearing, I move that the Board find that the following facts exist:

1. That the building located at 320 Queens Court, is substandard and a public nuisance; and:
2. That the conditions set forth in the building official's report exist to the extent that the life, health, property or safety of the public are endangered; and
3. That the owner has presented a plan of repair and schedule of work to be completed; and
4. That 45 days is a reasonable period of time to complete the needed repairs taking into account the owner's interests and the interests of public safety; and
5. That if the building is not repaired within said time period, that there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

Add, if applicable:

6. That the building is unfit for human habitation, and the life, health, property, and safety of the occupants are endangered, and that the building should be secured until the work can be completed.
- Within 10 days, the responsible party must have an engineer review the property and devise a repair, replacement, or removal plan for the structural components addressed that meets the 2018 International Building Code and 2018 International Existing Building Code.
 - Within 20 days, the responsible party must apply and secure a valid building permit for the reconstruction, repair, or removal of the elements of the building that are out of compliance with the 2018 International Building Code and 2018 International Existing Building Code. An engineered plan will be required.
 - Within the allotted 45 days, all work must be completed and the final inspection completed by a building inspector, with the engineer's signed and sealed statement that repairs/reconstruction/removal have been completed according to their planned design.