

Staff Recommendations for 304 E. Kimball St.

IF THE BUILDING IS ORDERED TO BE DEMOLISHED BECAUSE THERE IS NO PROBABILITY THE BUILDINGS WILL BE REPAIRED WITHIN A REASONABLE PERIOD OF TIME.

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

1. That the building located at 304 E Kimball St 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 (and, if applicable, that occupants of the building(s)) are endangered; and
3. That the owner has been given a reasonable opportunity in the past to make the necessary repairs, and there is no reasonable probability that the building(s) will be repaired within a reasonable period of time if additional time is given.

Add, if applicable:

4. 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 is completed.

Continue:

I further move that the Board order:

1. The owner to demolish or remove the building and all debris within 30 days; and
2. If the owner fails to demolish or remove the building within 30 days, the City shall demolish the building at its expense and place a lien on the property to recover its costs.

Add, if applicable:

3. The building be immediately secured to prevent unauthorized entry until such repairs or demolition is completed.

Demolition is the recommended solution due to the time it would take to complete repairs and the projected cost of the repairs to the building systems that would be needed to bring the building into a safe and sanitary condition.

The building envelope requires correction, as the doors, floor, and ceiling have openings that do not keep out unconditioned air, water vapor, or insects. Holes in the floor, walls, and ceiling were observed.

Where the ceiling sheetrock was observed drooping, the ceiling joists need to be evaluated for sagging from deterioration.

The hazardous chemical fumes of ammonia from the concentrated feral cat urine has soaked into the floors and walls. Flooring and walls would need replacement. Exposing the support framing of walls and floors may expose additional required repairs.

Water service and plumbing sewer require repair or replacement. Fixtures require installation where missing and replacement of fixtures where damaged.

Electrical panel has been tampered with. Electrical wiring has been added without proper safeguards. An electrical evaluation would be required and replacement of the service would be likely. Electrical outlets are missing, burned, and damaged and wiring was observed suspended from the ceiling. Exterior outlets are uncovered and exposed. Extension cords are being used where permanent wiring should be operable. Exposed wires were inside the house with only wire nuts at the live ends. Electrical outlet covers are missing. Since there are openings into the attic where the cats may have been, the condition of the whole house wiring is questionable.

Smoke alarms were not present.

Roof drip edge was missing in some areas, as was pieces of fascia. Deteriorated exterior cladding was observed.

Accumulation of debris inside and outside of the structure and the accessory structure prevent safe egress as well as sanitary utilization of the building.

A reasonable time period to resolve these violations so that the building may be safely occupied and would not present a hazard would be 60 days, it is not likely that these repairs would be completed in this time frame.