



August 16th , 2021

To: Michael Long, Fire Chief

From: Darrell Tirpak, Fire Captain/Fire Marshal

Subject: 13914 North Luna Street, El Mirage AZ 85335

Chief Long,

I would like to inform you that I conducted an assessment on a structure at 13914 North Luna Street. Code Enforcement notified me that the property is unsecure. The structure has been determined to be unsafe. This structure was previously secured by 1-800-board-up. They since have removed their fence due to nonpayment. My observations included multiple violations of fire and building codes; load bearing interior wall integrity, roof and wall separation, and egress issues. These conditions pose a life-safety issue for the occupants and is not tenable. The structure also is a danger to first responders and there has been a premise alert entered in the Phoenix Fire dispatch system for defensive fire operations to minimize life-safety risks to responders. Listed below are the pertinent fire code violations that were noted during the inspection.

On March 9th, 2021 this property was condemned by the City. Since October of 2015, the El Mirage Fire Department has responded to this address seven times, including for a structure fire, one trash fire, and one EMS incident. In the last year to date El Mirage has responded to five reports of fires. This property has had a large increase for fire calls. The property was ordinally condemned for code violations in April 2017, and the final water bill was on October 16th, 2017. The property was condemned again on March 17th, 2021. The property has been vacant since 2017. A notice to remove dilapidated structure was issued by the City of El Mirage and recorded by the county recorder's office on March 17th, 2021. The owner had until April 26th, 2021 to remove the structures or file an appeal, but neither occurred.

We have received a bid from Woodruff Construction (JOC #ADSP017-174299) for \$48,973.79 to abate the code violations, and they are ready to schedule the work once we have a purchase order.

International Fire Code 2012

110.1 General

If during the inspection of a premise, a building or structure, or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building

department for any repairs, alterations, remodeling, removing, or demolition required.

110.1.1 Unsafe conditions

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

110.1.2 Structural hazards.

When an apparent structural hazard is caused by the faulty installation, operation, or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

110.2 Evacuation

The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

110.3 Summary abatement

Where conditions exist that are deemed hazardous to life and property, the fire code official or fire department official in charge of the incident is authorized to abate summarily such hazardous conditions that are in violation of this code.

110.4 Abatement

The owner, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition, or other approved corrective action.

International Residential Code 2012

DWELLING UNIT - A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

R303.3 Bathrooms.

Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which must be operable.

R306.4 Water supply to fixtures.

All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

R602.4 Interior load-bearing walls.

Interior load-bearing walls shall be constructed, framed and fire blocked as specified for exterior walls.

R702.1 General.

Interior coverings or wall finishes shall be installed in accordance with this chapter and Table R702.1(1), Table R702.1(2), Table R702.1(3) and Table R702.3.5. Interior masonry veneer shall comply with the requirements of Section R703.7.1 for support and Section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke-development requirements of Section R302.9.

International Property Maintenance Code (IPMC)2012

Section 110 Demolition – 110.3 Failure to Comply; If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.



Front View of main structure. The garage area is no longer secured.



Front view of main structure. Front door unsecured.



Kitchen of main structure. Evidence of unknown individuals living in structure.





Structural damage to main structure, partial roof collapse.



Structural damage in main structure



Rear view of main structure. Complete roof collapse and wall collapse.



Dwelling unit number 1 on the northwest side of the property. Dwelling is not secure and shows evidence of use.



Dwelling unit Number 1, partial roof collapse.



Dwelling unit number 2 on the southwest side of property. This unit has fire damage and is unsecured.



Large Shed that has been destroyed by fire damage.