



### Property Maintenance Inspection Report

Property Address	427 N 14th St Rear (Building 3)	Parcel ID #	2409-503-0048-000-3
House Color	Grey	# of Units	2 Proposed
		Historic?	Non-contributing
Type of Structure	Single Family Residence	Building Occupied	No
		Time to Comply	30 Days
Action to be take - Select all that apply			
<input type="radio"/> Unsafe Building - Rehab <input checked="" type="radio"/> Unsafe Building - Demo <input type="radio"/> Nuisance Abatement - Board up			
Inspector	Shaun Coss	Date	1-24-18
		Property Posted?	No

Comments 5-1.105.1 Permit Required- Permit 14-239 never issued.

<input type="radio"/> Active Code Cases	<input type="radio"/> NONE	<input type="radio"/> Active Building Permit	<input type="radio"/> NONE
<input type="radio"/> Lis Pendens check		<input type="radio"/> Rehab letter sent	
<input type="radio"/> Demo letter sent		<input type="radio"/> Nuisance letter sent	
<input type="radio"/> Title search done		<input type="radio"/> Affidavit recorded	

Contact Information

Contact Info

Comments



**Unsafe structures**

108.1.1 - Unsafe structure

Lacks adequate protection from fire     Contains unsafe equipment     All or part of building is likely to collapse

108.1.2 - Unsafe equipment

Unsafe boiler / heating equipment     Unsafe electrical wiring / device     Unsafe elevator / moving stairway

Flammable liquid containers within structure     Other unsafe equipment

108.1.3 - Structure unfit for human occupancy

Unsafe or unlawful     Unsanitary / contains filth / contamination     vermin or rat infested

lacks illumination     Location of structure constitutes a hazard     lacks ventilation

lacks heat     lacks maintenance     lacks sanitary facilities

108.1.4 - Unlawful structure

Occupied by more persons than permitted     Erected, altered or occupied contrary to law

108.1.5 - Dangerous structure or premises

(1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building

(2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.

(3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.

(4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.

(5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pinning is likely to fail or give way.

(6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

(7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.

(8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

(9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.

(10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.

(11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

Section 302 - Exterior property areas

Section 303 - Swimming Pools, Spas and Hot Tubs

**Section 304 - Exterior Structure**

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 and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.



<input type="checkbox"/>	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
<input type="checkbox"/>	3. Structures or components thereof that have reached their limit state.
<input checked="" type="checkbox"/>	4. Siding and masonry joints are not maintained, weather resistant or water tight.
<input checked="" type="checkbox"/>	5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.
<input checked="" type="checkbox"/>	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
<input checked="" type="checkbox"/>	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
<input checked="" type="checkbox"/>	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
<input checked="" type="checkbox"/>	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
<input type="checkbox"/>	10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
<input type="checkbox"/>	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
<input type="checkbox"/>	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
<input type="checkbox"/>	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

<input checked="" type="checkbox"/>	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
<input checked="" type="checkbox"/>	304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
<input checked="" type="checkbox"/>	304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
<input type="checkbox"/>	304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.
<input checked="" type="checkbox"/>	304.6 - Exterior walls - 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.
<input checked="" type="checkbox"/>	304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
<input type="checkbox"/>	304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
<input type="checkbox"/>	304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
<input type="checkbox"/>	304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
<input type="checkbox"/>	304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
<input type="checkbox"/>	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.



- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
  - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
  - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
  - 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
    - 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
    - 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
    - 3. Structures or components thereof that have reached their limit state.
    - 4. Structural members are incapable of supporting nominal loads and load effects.
    - 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
    - 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- 305.5 - 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.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.

Comments

Section 306 - Component Serviceability



<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input type="checkbox"/>	Section 309 - Pest Elimination
<input type="checkbox"/>	Section 404 - Occupancy Limits
<input checked="" type="checkbox"/>	Section 502 - Required facilities
<input checked="" type="checkbox"/>	502.1 - Dwelling units - Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that is maintained in a sanitary, safe working condition. The lavatory and water closet must be close and kitchen sink is not a substitute.
<input type="checkbox"/>	502.2 - Rooming houses - Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.
<input type="checkbox"/>	502.3 - Hotels - Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 occupants.
<input type="checkbox"/>	502.4 - Employee's facilities - Not less than one water closet, one lavatory and one drinking facility shall be available to employees
<input type="checkbox"/>	<input type="checkbox"/> 502.4.1 - Drinking facilities - Drinking facilities shall be a drinkable fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.
<input type="checkbox"/>	502.5 - Public toilet facilities - Public toilet facilities shall be maintained in a safe, sanitary and working condition.

Comments

<input type="checkbox"/>	Section 503 - Toilet Rooms
<input checked="" type="checkbox"/>	Section 504 - Plumbing systems and fixtures
<input checked="" type="checkbox"/>	504.1 General - Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be maintained in a safe, sanitary and functional condition.
<input type="checkbox"/>	504.2 Fixture clearances - Plumbing fixtures shall have adequate clearances for usage and cleaning.
<input type="checkbox"/>	504.3 Plumbing system hazards - Where it is found that a plumbing system in a structure constitutes a hazard due to inadequate service, venting, cross connection, backsiphonage, improper installation, deterioration or damage, they must be corrected.

Comments

<input checked="" type="checkbox"/>	Section 505 - Water system
<input checked="" type="checkbox"/>	505.1 General - Every sink, lavatory, bathtub or shower, drinking fountain, water closet shall be properly connected to an approved water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall have hot/tempered and cold running water.
<input type="checkbox"/>	505.2 Contamination - The water supply shall be maintained free from contamination.
<input checked="" type="checkbox"/>	505.3 Supply - The water supply system shall be installed and maintained to provide a supply of water in sufficient volume and pressure to enable the fixtures to function properly, safely and free from defects and leaks.
<input checked="" type="checkbox"/>	505.4 Water heating facilities - Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at a minimum temperature of 110 degrees. A gas burning water heater may not be in the bathroom.

Comments

<input checked="" type="checkbox"/>	Section 506 - Sanitary drainage system
<input type="checkbox"/>	506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
<input checked="" type="checkbox"/>	506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
<input type="checkbox"/>	506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.



Comments

- Section 507 - Storm drainage
- Section 601 - Mechanical - General
- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities
- Section 605 - Electrical equipment
- 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
- 605.2 Receptacles - Every habitable space in a dwelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
- 605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
- 605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

- Section 606 - Elevators, escalators and dumbwaiters
- Section 607 - Duct systems
- Section 701 - General fire safety requirements
- Section 702 - Means of egress
- Section 703 - Fire resistance ratings
- Section 704 - Fire protection systems
- 704.1 General - Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire shall be maintained in operable condition at all times in accordance with the IFC.
  - 704.1.1 Automatic sprinkler systems - Inspection, testing and maintenance of auto sprinkler systems shall be in accordance with NFPA 25.
  - 704.1.2 Fire department connection - Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6" high and words in letters at least 2" high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.
- 704.2 Single- and multi-station smoke alarms - Single- and multi-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3.
  - 704.2.1 Where required - Existing Group I-1 and R occupancies shall be provided with single station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3
    - 704.2.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level



- 704.2.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- 704.2.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:  
1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.
- 704.2.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- 704.2.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.
- 704.2.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.

Comments

Additional Comments

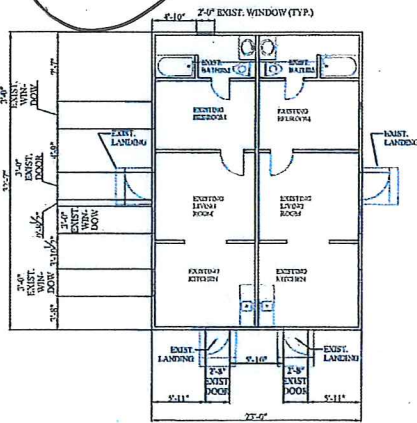
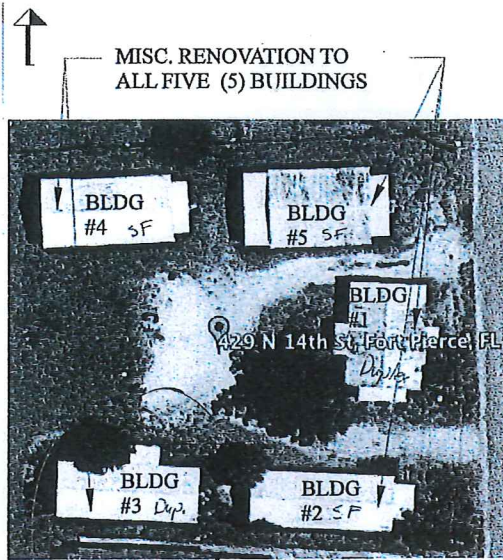
Planning Review - Renovations at 429 N 14<sup>th</sup> Street - Parcel ID 2409-56 - J48-000-3

Plans present 9 units (4 duplexes & 1 single-family)

Zoning: R-4 - 10 Units per acre + Density Bonus Potential

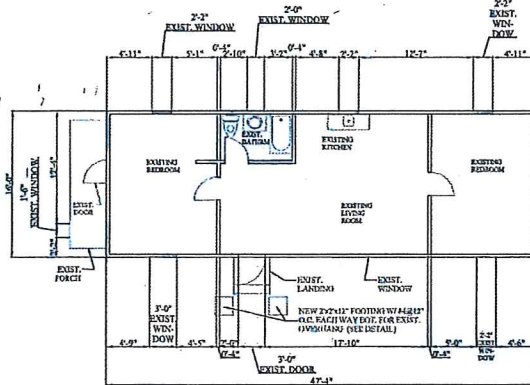
.48 acres - 4 units w/o density bonus - 5 structures pre-existing - Must determine if duplexes exist legally

54/6



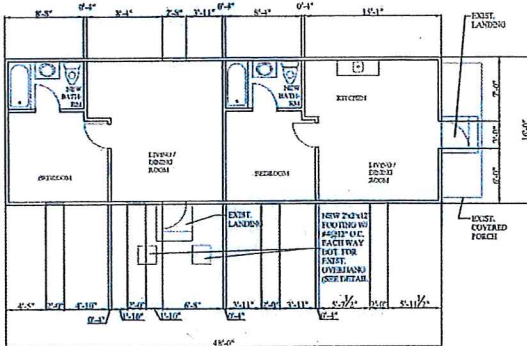
Duplex

PROPOSED FLOOR PLAN BLDG #1 (Scale: 1/8"=1'-0")



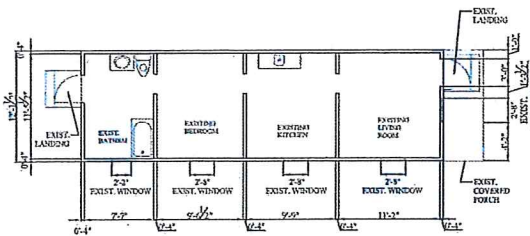
Single-Family

PROPOSED FLOOR PLAN BLDG #2 (Scale: 1/8"=1'-0")



Duplex

PROPOSED FLOOR PLAN BLDG #3 (Scale: 1/8"=1'-0")



1/2 Duplex shown  
\* 2 TOT. (1 OPPOSITE HAND)

2 Duplexes

PROPOSED FLOOR PLAN BLDG #4&5 (Scale: 1/8"=1'-0")

Handwritten signature and date: 1-25-14



