

August 25, 2016

Lambda Chi Alpha Fraternity Property Management
414 E. Broadway, Ste. 200
Columbia, Mo. 65201

Telephone Number: 573-441-2733

RE: Inspection performed: August 18, 2016

I performed a complaint inspection on the above referenced date and the items listed on the following page/s were noted as violations of the International Property Maintenance Code 2012.

In regards to your inspection, I have scheduled the following appointment/s and meeting location to perform your re-inspection/s for the above referenced application number/s.

Day: Friday

Re-inspection Date: September 30, 2016

Location: 111 E. Stewart Rd.

Note: This will be your 1st & Final Notice for compliance.

Your right to appeal: Section 6-17 113.2 of the City of Columbia Code of Ordinances allows for appeals of decisions of the code official or fire marshal to the Building Construction Codes Commission. Appeals can be filed at the Community Development Service Center in the third floor of City Hall.

If additional information is needed, please call my direct telephone number 573-817-6420 or email me at bruce.martin@como.gov

Sincerely,
Office of Neighborhood Services (573-817-5050)

Bruce E. Martin

Bruce E. Martin
Senior Code Enforcement Specialist

Inspector: Bruce E. Martin at 817-6420 or e-mail at bruce.martin@como.gov

Rental #

Case # 16-35005

Rental #

Owner & Operator:
Lambda Chi Alpha Fraternity Property Management
414 E. Broadway, Ste. 200
Columbia, Mo. 65201

Address of property: 111 E. Stewart Rd.
Telephone Number: 573-441-2733
Date of Violation Notice: August 25, 2016

Inspection Date: August 18, 2016

Violations of the International Property Maintenance Code 2012 noted below. Please commence corrections immediately having the violations corrected for the re-inspection date noted on the cover letter.

Note: This will be your 1st & Final Notice for compliance.

Note: This case was initiated from a Police Department Referral due to trespassing. The property was viewed with a Police Officer assigned to Office of Neighborhood Services. The property is listed as vacant in the rental compliance registration. While viewing, the structure was found unsecure with broken windows and open doors being unsecure, unsafe and unsanitary. There was no one observed as trespassing but there appears to be evidence that shows unknown persons have caused damage to the interior. The utilities have been found not terminated allowing unknown persons to use the bathroom facilities.

301.2 Responsibility.

The owner of the premises shall maintain the structure and the exterior of the 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 requirement 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.

- **1. The owner shall maintain the responsibility of the structure for compliance. Failure to maintain responsibility will result a court action.**

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 and safety.

- **1. The structure and premises have been found in a condition that has not been maintained in a clean, safe, secure and sanitary condition.** The structure shall have all windows and openings secured by boarding as needed to the 2012 International Property Maintenance Code. See the information related to the Boarding Standards. Solid doors without glass will be permitted to be locked by deadbolts or boarded to specifications.
- **2. The structure being vacant will need to have a letter of intent as to what the future of the property has in store.** Need to provide a letter of intent for the property.

501.2 Responsibility.

The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with these requirements of this chapter.

- 1. The owner shall maintain the responsibility of the plumbing due to the freezing season is approaching and the structure is not being maintained properly which could cause severe damage to plumbing and leaks due to the water not being terminated to a vacant structure. Need to make provisions to maintain the plumbing of the water supply system.

Appendix A - Boarding Standard

BOARDING STANDARD

A101 GENERAL

A101.1 General. All windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

A102 MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum 1/2-inch (12.7 mm) thick wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum 3/8-inch (9.5 mm) diameter carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103 INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

(2)

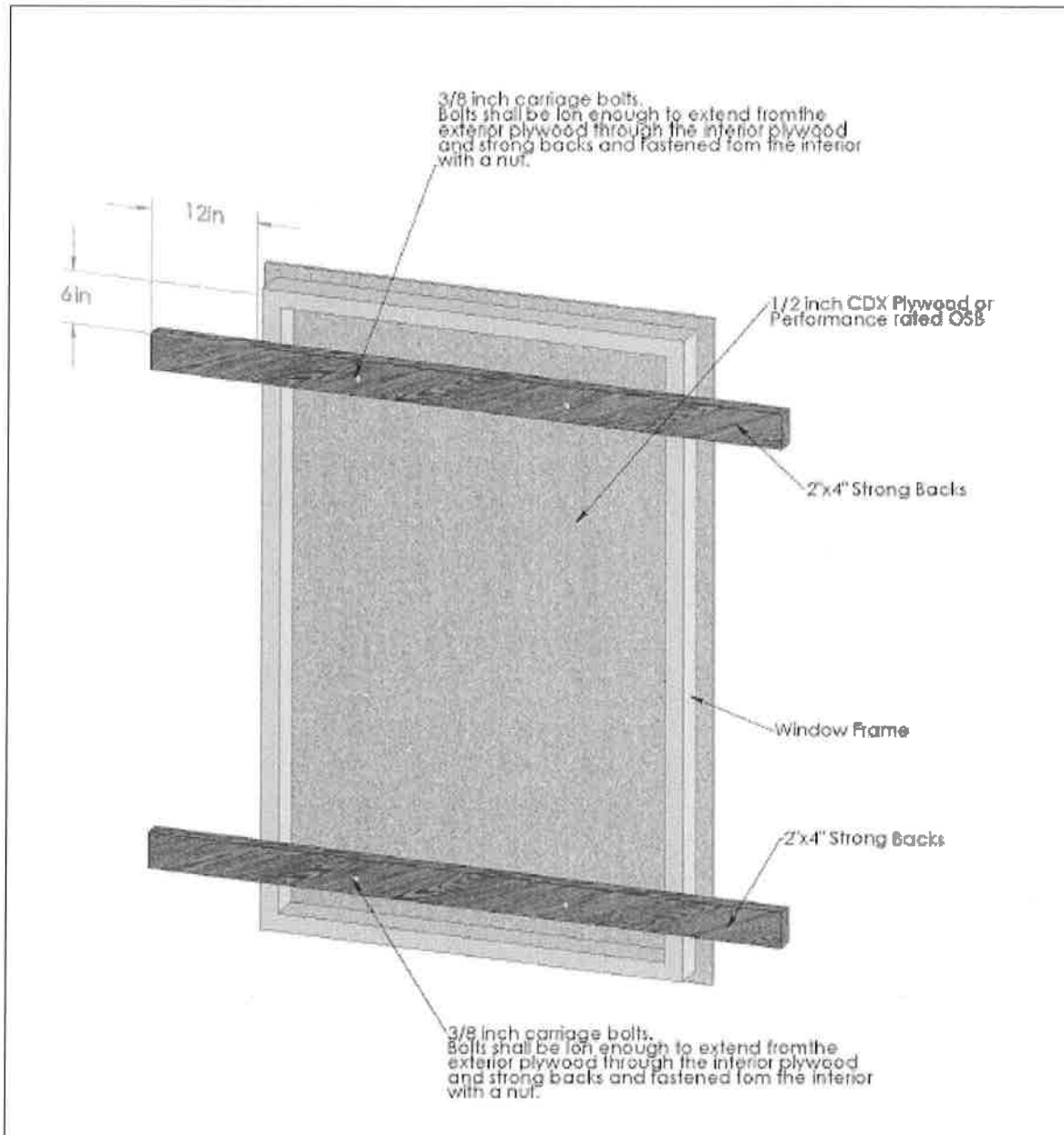


FIGURE A103.1(1) BOARDING OF DOOR OR WINDOW

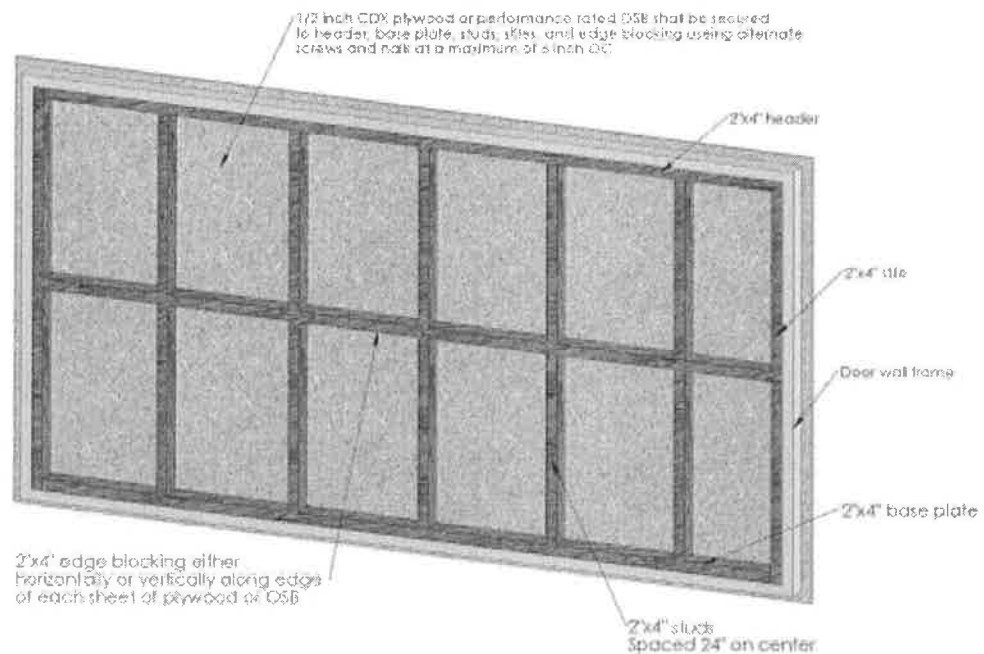


FIGURE A103.1(2) BOARDING OF DOOR WALL

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches minimum above the bottom and below the top of the window opening. The framing and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls. The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at not more than 24 inches (610 mm) on center. Blocking shall also be secured at not more than 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.