CONSTRUCTION CODE APPEALS COMMITTEE

The Construction Code Appeals Committee meeting was held on November 6, 2013 at 3:00 p.m. with Chairman Perza presiding. Members present were Mr. Lynn and Mr. Koenig. Staff members present were Mr. Pepper, Mrs. Townshend, and Mrs. McDowell.

AGENDA ADDITIONS/DELETIONS

Mr. Lynn moved for approval of the agenda, seconded by Mr. Koenig and unanimously carried.

Appeal of Requirements to Obtain Certificates of Occupancy - Properties at 29 South New Street, 37 South New Street, and 20 North New Street, Owned by the House of Pride, Inc.

Mr. Perza advised members that the legislative purpose of the Construction Code Appeals Committee was to review appeals of the decisions of the Building Inspector with respect to the provisions of Chapter 22, Buildings and Building Regulations, of the Dover Code. In this circumstance, the House of Pride, Incorporated, a Delaware corporation, filed an appeal of a directive issued by the City's Inspections Office in a letter dated October 14, 2013. He advised that the directive required that certain corrections be made to the properties at 29 and 37 South New Street, and 20 North New Street before a Certificate of Occupancy would be issued for the properties, as required per Section 22-382(2) of the Dover Code. Mr. Perza stated that the appeal was docketed by the appellant on October 24, 2013, and further enforcement of prior orders of City Council were stayed pending resolution of the appeal.

Mr. Perza explained that the required corrections and follow-up for 37 South New Street were related to non-conforming use, smoke detector installation, leaks in bathrooms, roof evaluation, gutters, downspouts, siding, floor supports, and foundation repairs. He advised that a structural evaluation was required to determine whether or not the matters identified in the letter were in compliance with City code. Mr. Perza stated that concerns including siding, floor supports, roofs, smoke detectors, and foundations were cited for the properties at 29 South New Street and 20 North New Street. He noted that the City required a structural evaluation to determine that all those specific concerns would be addressed before Certificates of Occupancy would be issued.

Mr. Perza explained that the appellant would be allotted 15 minutes to present his appeal, the City would be allotted 15 minutes to respond, and the appellant would then be provided eight (8) minutes to rebut the position of the City and summarize his position before a decision would be made by the Committee. He explained that the purpose of the panel was not to make findings of fact but to determine whether the action directed by the City in the letter of October 14, 2013 was valid.

Bishop Marion Lott, Executive Director, House of Pride, advised members that many things had happened to bring House of Pride to the hearing today. He indicated that House of Pride had been issued rental licenses for the three (3) properties for single-family dwellings. Bishop Lott stated that an inspection was done on those properties as single-family dwellings, with the exception of 29 South New Street, which was an apartment. He stated his recollection that there were over 54 violations, and they corrected all of those violations. Bishop Lott stated that they received letters from the City stating that all violations listed in the property maintenance reports had been corrected for 20 North New Street, as well as for 29 South New Street, which contains Apartments A and B. He noted that they also received a letter stating the same thing in regard to the property at 37 South New Street, with the exception of one (1) item that they had to correct, and this was corrected.

Bishop Lott advised members that, during this process, the City sent a letter saying that House of Pride was to vacate the property, and they appealed it. Bishop Lott indicated that between April and September, House of Pride made all the corrections that the City required and then came before City Council. He stated that Council's ruling was not based on what had been completed but primarily based on what House of Pride was cited for in April. *[City Clerk's Office Note: During the City Council meeting of September 9, 2013, a Public Hearing was held regarding an Appeal of Order to Vacate - 20 North New Street, 29 South New Street, and 37 South New Street, Owned by House of Pride. At that time, Council upheld the action of the Department of Planning and Inspections to order the properties at 20 North New Street and 37 South New Street to be vacated, and that the House of Pride be provided 30 days to make necessary repairs and obtain a Certificate of Occupancy for the property located at 29 South New Street, before requiring the House of Pride to vacate the property.]*

Bishop Lott explained that they were told that they needed to get a structural engineer and several structural engineers and a design professional had come and cited a few things that needed correction, and the House of Pride had made the corrections. Bishop Lott informed members that, during the whole process, the House of Pride had been making corrections to everything that the City inspector, design professional, and they themselves had noticed needed correction. They had been doing their best to make improvements, but could not seem to get over the hurdle.

Bishop Lott stated that their hope was to bring some closure to allow them to utilize the building. He stated that having 20 North New Street and 37 South New Street closed had hindered them from receiving approximately $8,000 for each property. Had they been able to fully occupy 29 South New Street, this could have brought in $3,000 to $4,000 in income. Bishop Lott advised members that this was costing them money that they needed to run the operation. He explained that they were hoping to come to a resolution that both the House of Pride and the City could live with. Bishop Lott indicated that Mrs. Ann Marie Townshend, Director of Planning and Community Development, had given the House of Pride another list that day of things that the City cited as needing correction from the last walkthrough. He stated that completing those corrections would be difficult because the money was not actually available, and the hardship was continuing to increase. Bishop Lott expressed his hope that some resolution could be found so that the House of Pride would be able to move forward and the City would be satisfied.

Mr. Lamar Gunn, 20 North Road, #502, Camden-Wyoming, stated that he was with House of Pride and requested that the appellate committee be identified for the record. Responding, Mr. Perza stated that House of Pride, Inc. was the appellant and the panel consisted of himself, Councilman Lynn, and Mr. Koenig.

Mr. Gunn indicated that he wanted to make sure that the appeal was based on the International Existing Building Code (IEBC), stating that this code was referenced in the letter and citations received from Mrs. Townshend.

Mr. Perza stated that the City would be making its presentation on completion of the appellant's position. He advised that, at this point, the appellant would be making its appeal for the next

seven (7) minutes or so. Mr. Perza explained that once the appellant's position was completed, the City would justify its actions.

Mr. Gunn stated that the Code was a key point because, based on the International Existing Building Code (IEBC), which House of Pride had been asked to follow, the appellate committee would not include any employee of the City. He noted that Mr. Perza had just mentioned who the appellate committee was, and Mr. Gunn felt that its membership violated the code that they were being asked to follow. He indicated that Section 112 of the IEBC reads, "Board of Appeals. The Board of Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction." Mr. Gunn questioned if they were going by some other Code so that they would know what to respond to and stated that they could not go forward if they did not have the proper appeal.

Mr. Perza advised that the panel was not answering questions at this time but was listening to the basis of the appeal and requested that House of Pride make their case. Mr. Gunn indicated that his statement had been made for the record.

Mr. Gunn stated that the House of Pride requested an appeal in July, which was heard before City Council. He indicated that this was in violation of the Code, stating that the City had signed an ordinance that it would follow the IEBC. He advised members that he was not a lawyer and that this was not a court of law; however, he stated that from his interpretation and review, the ordinance claimed that Mrs. Townshend would be the code official and that she would not exceed any jurisdiction written in the IEBC. Mr. Gunn stated that there had been an appellate hearing before City Council, which he felt seemed to violate the code. He indicated that the House of Pride believed that: 1) the entire process should be re-tried with due process; 2) Certificates of Occupancy should be granted at least on a temporary basis so that repairs could be made; 3) permits had already been given and the properties had been inspected by City personnel, curing all defects that were previously cited; 4) he and the House of Pride were under the impression that they would have an appeal based on Section 112 of the IEBC. Mr. Gunn asked, speaking for himself, that House of Pride receive due process and that the appeal be heard by trained people with building experience, as listed under Section 112 of the Code, which he stated the City had signed through ordinance. He requested that House of Pride be given the opportunity to present before those parties versus the current parties. Mr. Gunn stated that they intended no disrespect; however, he felt there was a conflict of interest between himself, Mr. Perza, and Mr. Lynn. He stated, for the record, that he did not know how the House of Pride could get a fair trial, hearing, or appeal with Mr. Perza and Mr. Lynn being the subject of a disciplinary complaint from the House of Pride.

Responding to Mr. Perza, Bishop Lott stated that there were no further witnesses or persons that the House of Pride would call. He indicated that they would yield the balance of their appeal time and had completed their appeal.

Mr. Perza called upon Mrs. Townshend as the person representing the City's position.

For the record, Mrs. Townshend advised members that, although she is the City Planner, she is the appointed Building Inspector according to the Code and was present in the capacity of Building Inspector. She explained that Chapter 22 of the Dover Code adopts the International Code Council code books, but also adds a number of City provisions. In this case, Chapter 22 created a Construction Code Appeals Committee to hear appeals of the International Code Council (ICC) codes and everything else in Chapter 22, unless otherwise specified in Chapter 22, and this was why the appeal came to this body.

Mrs. Townshend reviewed a timeline of events beginning on September 9, 2013 and leading to the current action. She explained that there had been a meeting between City staff and House of Pride on September 17, 2013 to discuss the requirements for obtaining a Certificate of Occupancy. Mrs. Townshend indicated that there had been a follow-up letter dated September 27, 2013. After discussion with Bishop Lott regarding the requirements, Mrs. Townshend; Mr. Dave Truax, Fire Marshal; Mr. Greg Akers, Chief Building Inspector; and Mr. Matthew Brown, Code Enforcement Officer, walked through the three (3) properties on October 10, 2013. A letter dated October 14, 2013 was sent as a follow-up, and this letter was the subject of the current appeal. Mrs. Townshend explained that multiple building code provisions came into play in regard to this matter. She advised that in Chapter 22 of the Dover Code, the City adopted all the ICC Codes, as well as some of the City's own provisions, such as those related to dangerous and vacant buildings. In this case, Mrs. Townshend advised that the order of vacate was issued in July 2013 under Chapter 22, Article XI, Dangerous Buildings of the Dover Code, which sets forth the appeal process to City Council.

Mrs. Townshend explained that the City's housing inspections are done under the International Property Maintenance Code (IPMC), which is adopted through Chapter 22. She advised that, as Mr. Gunn had stated, the IEBC related to this matter because these were existing buildings; however, some aspects of the International Residential Code (IRC) also applied. Mrs. Townshend noted that without the IEBC, there would be no ability to apply a different standard to existing buildings rather than to brand new construction. She indicated that ICC codes include language that authorizes the code official to render interpretations and to require inspection and/or investigation reports. According to IEBC Section 106.1, where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional. Mrs. Townshend advised that other provisions in Section 106 specify that documents must be prepared by a design professional. She noted that staff uses the International Property Maintenance Code (IPMC) to do City housing inspections, and Section 104.2 Inspections of the IPMC states, "The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise subject to the approval of the appointing authority." Mrs. Townshend informed members that when the code enforcement officers have had concerns about the structural integrity of a building, they have routinely ordered structural engineering reports and code enforcement officers or fire marshals have likewise routinely required electrical inspections when they have had concerns about the electrical integrity. Mrs. Townshend indicated that, by virtue of the order to vacate, a Certificate of Occupancy is required prior to reoccupying the subject properties under Chapter 22, Article XI. Dangerous Buildings, noting that this is not an ICC-related requirement. She stated that a Certificate of Occupancy is a certification by the building official that

the building meets the minimum code requirements for its intended use. Mrs. Townshend advised that with the history of repeated violations associated with these properties, including deteriorated siding, roof drainage that is not directed away from the building foundation, repeated leaks, and other deficiencies that have been repeatedly corrected and then recur, neither she, nor those authorized to approve in her place, could attest that they have a comfort level through the issuance of a Certificate of Occupancy. She explained that signature on a Certificate of Occupancy indicates that a building complies with the minimum requirements for use. Mrs. Townshend stated that the inspections performed under the IPMC, which includes annual housing inspections, identify surface violations that can be seen by a visual inspection. She indicated that, in order to be comfortable that the properties meet the minimum requirements for their intended use, additional documentation is needed on the items identified in the October 14, 2013 letter. Mrs. Townshend noted that this documentation needed to be provided by either a structural engineer or an architect. She advised that investigation by such a party may identify necessary corrections, and these corrections must be made prior to issuance of a Certificate of Occupancy.

Mrs. Townshend informed members that 37 South New Street was declared dangerous by the Inspections staff in 1995. She had found an action form that was prepared to take this property to City Council, but was unable to find any records that demonstrated that it actually went to City Council. Mrs. Townshend advised that she had been unable to find any permits on file since 1995 that indicated that any renovations were ever made to the property before it became occupied again. She noted that, 18 years ago, the Department had structural concerns about this property, and the history since 1999 showed a continued pattern of minimal and deferred maintenance.

Members were provided correspondence from Mr. Matthew Brown, Code Enforcement Officer, to House of Pride dated November 6, 2013 regarding violations of the IPMC found during an October 10, 2013 walkthrough of the properties at 29 South New Street ***(Attachment #1)***, 37 South New Street ***(Attachment #2)***, and 20 North New Street ***(Attachment #3)***, as well as a chronology of the case histories of the subject properties ***(Attachment #4)***. Mrs. Townshend explained that the chronology dated back to when the City began using a computer system to monitor cases. She advised that House of Pride was provided this information for the first time that day because staff had been planning to work with House of Pride and their structural engineer or architect.

Mrs. Townshend noted that the testimony by the House of Pride indicated that violations found during previous inspections had been corrected. She explained that IPMC inspections tend to be related to what is seen on the surface. Mrs. Townshend stated that not all of the violations had been corrected because there were still open violations related to deterioration of the siding. She expressed staff's concern that with such deterioration over long a period of time, moisture had likely gotten in. It was unknown how that had impacted the structure, if there was rot, and if there were other issues. Mrs. Townshend explained that when she signs a Certificate of Occupancy, she is putting her professional credentials on the line saying a property meets code. She indicated she could not do this without documentation from somebody qualified to make the determination that the structures were sound and at least minimally compliant with code requirements.

Mr. Lynn questioned whether Mrs. Townshend had an opportunity to reenter any of the three (3) buildings following the hearing held before City Council in this matter and, if so, what she found. Responding, Mrs. Townshend stated that she re-entered the properties on October 10, 2013, following the hearing by City Council, and advised that the properties were not very clean, which is something that staff typically looks at under the property maintenance code. In 37 South New Street, staff found a leak over the upstairs shower that had been present several years ago during an inspection and had been repaired. Mrs. Townshend felt that the source of the leak had not been repaired or it would not have recurred. In some areas there was deteriorated flooring and areas where the floor felt spongy or was giving way a little more than it should. Mrs. Townshend stated that there were a number of these types of things that did not give her or the inspectors any assurance that they could, in good conscience, sign off on a Certificate of Occupancy without further documentation.

Responding to Mr. Lynn, Mrs. Townshend stated that 29 South New Street was occupied at the time of this inspection, but the other properties were not.

In response to Mr. Lynn as to whether there was evidence that the other properties had been recently occupied, Mrs. Townshend stated that when staff went to secure 37 South New Street and 20 North New Street during the week after the hearing, they found that 37 South New Street was occupied and it appeared that 20 North New Street had just been vacated. Responding to Mr. Lynn, Mrs. Townshend confirmed that, after the City Council hearing, staff found that people had been moving out of 20 North New Street.

Mr. Jason Osika, Deputy Fire Marshal, advised members that when staff inspected 20 North New Street, there was one (1) gentleman there. It was unclear if he was staying there or moving out that day, but most of the residents had been cleared out.

Responding to Mr. Lynn regarding whether that individual had belongings with him, Mr. Osika confirmed that the individual was getting the remainder of his items out. He had indicated to Mr. Osika that he was no longer residing there, but he did not state when the last time was that he did reside there. Mr. Osika stated that he did not believe staff had spoken to any of the residents at 37 South New Street but that Mr. Lott, Mr. Gunn, and Mrs. Marion Harris, former Executive Director, House of Pride, were present.

Mr. Lynn asked Mr. Osika, to the best of his belief and knowledge, how many residents were living at 37 South New Street after the City Council hearing. Mr. Osika stated that he believed that there were two (2) to three (3) people living there.

In response to Mr. Lynn as to whether he had conversations with these individuals and if they confirmed that they were living there after the City Council hearing, Mr. Osika stated that he had spoken to only one (1) individual. Mr. Osika indicated that he did not know this individual's name but that this individual was concerned about his items in the upstairs area.

Mr. Lynn questioned if any House of Pride officials verified that individuals were residing at 37 South New Street after the Council hearing. Mr. Osika stated that if the Council hearing took

place prior to staff going to the site, the answer was yes. He indicated that people were still residing at 37 South New Street and staff was giving them time to get their items out.

In response to Mr. Koenig, Mrs. Townshend confirmed that the documents that were handed out reflected the inspections conducted on October 10, 2013 for all three (3) properties. She stated that the inspections on that date were new inspections and violations from previous inspections were not carried over.

Mr. Koenig questioned if a follow-up of the October 10, 2013 inspection would be conducted on December 5, 2013. Responding, Mrs. Townshend indicated that this had been stated in the letter; however, this would be subject to the outcome of the current meeting.

Responding to Mr. Koenig, Mrs. Townshend stated that the correspondence dated October 14, 2013, stated that there was a requirement to engage an architect or structural engineer for each of the properties. She indicated that no design professional had contacted the Planning Department on behalf of the House of Pride and no reports had been submitted.

Mr. Perza noted that the basis of the appeal was the presumption that the City did not have the authority to direct the type of corrective action necessary in the October 14, 2013 letter. He questioned if the forms of corrections identified for each of the three (3) properties were within the jurisdiction of the Planning Department. Responding, Mrs. Townshend stated that, as previously stated, Section 106 of the IEBC addresses the submittal of documents and states that construction documents shall be prepared by a registered design professional where required by the statutes. She indicated that it also notes that the code official is authorized to require additional construction documents to be prepared by a registered design professional. Mrs. Townshend explained that there is similar language in all of the ICC codes and the IPMC and that it also states that the City can engage an expert in an area where further documentation is needed. In response to Mr. Perza, Mrs. Townshend advised that the 2009 IEBC was adopted under Chapter 22 of the Dover Code.

Responding to Mr. Koenig, Mrs. Townshend stated that there were rental permits on all three (3) properties and she expressed her belief that they were renewed in January. She indicated that the permits had not been suspended.

Mr. Koenig questioned if the houses would be viewed as single-family houses from this point forward. Responding, Mrs. Townshend stated that 20 North New Street was already a single-family home and 29 South New Street was very clearly two (2) units. Mrs. Townshend advised members that when staff went into 37 South New Street, they saw that the property was not being treated as two (2) self-contained, separated units; for instance, the door to one (1) of the apartments did not have a lock on it, and the problem with 37 South New Street was that two (2) family residences are a non-conforming use. At that point, Mrs. Townshend indicated that 29 South New Street could be maintained as a two (2) family dwelling; however, there was no documentation of conversion to a two (2) family dwelling for 37 South New Street. She stated that this was not necessarily uncommon but, by nature of not maintaining it in that way, the non-conforming use had expired.

Mr. Koenig stated his understanding that the City's position was that 37 South New Street would be maintained as a single-family dwelling, 29 South New Street would be maintained as a two (2) family dwelling, and 20 North New Street would be maintained as a single-family dwelling. Mrs. Townshend confirmed Mr. Koenig's understanding.

In response to Mr. Perza as to whether the House of Pride wanted to rebut, Bishop Lott expressed a desire to ensure a clear understanding. He advised members that all the houses of House of Pride were fully furnished. Bishop Lott stated that if someone walked into the houses today, it would look as if someone was living in them, and everyone going in and out of the properties could attest to this. He informed members that no one was living at 20 North New Street, but when one (1) gentleman realized that this building was going to be boarded up and that whatever he had inside was going to remain, he had some concerns about getting his possessions. Bishop Lott indicated that the situation was the same at 37 South New Street. When the inspector arrived in the morning and told those present that City staff would be back at 2:00 p.m to board everything up, they wanted to make sure that whatever they had there would be removed before this occurred. Bishop Lott stated that if members went to those buildings now they would find clothing, furniture, and personal things belonging to individuals that had once lived there. He advised that when the House of Pride cleans the whole building out, they will get rid of everything.

Bishop Lott noted that Mrs. Townshend had indicated that the place was not clean when they did the last walkthrough. He stated that they were in the process of removing old carpet and padding from 20 North New Street, noting that everything was left inside when the City came to board the place up. Bishop Lott stated that no one was living in 20 North New Street or 37 South New Street. He advised that when individuals found out that the City was going to board the buildings, they wanted to remove whatever possessions they had from the building. Bishop Lott noted that some individuals had left the House of Pride under the impression that they could go back in at any time and get their items. He indicated that when the City stated that 20 North New Street and 37 South New Street were to be vacated, those buildings were vacated.

Bishop Lott stated that the City's reports from the walkthrough showed findings such as screens not on the windows or windows that could not be raised or lowered. In regard to the leak at 37 South New Street, he explained that it had rained many times and there had been no leaks, so they were under the impression that the leak situation had been resolved. However, there was a week-long rain in the first part of September. Bishop Lott advised members that it was not the case that they knew there was a leak there and failed to do anything about it. They realized the leak was there at the same time that the City learned about it, during the walkthrough. Bishop Lott felt that a lot of people had leaks that they did not know about during that week of rain.

In regard to corrections made from 2008 to 2013, Bishop Lott stated that repairs had constantly been made. He indicated that the House of Pride had embarked on a new journey to make necessary adjustments and improvements and was now talking about infractions for 2013. He noted that he had not been the Executive Director in 1995, 2008, etc. Bishop Lott stated his understanding that infractions were there, but they were now starting to make things better. He did not consider it fair that the City would make a judgement call based on what happened in 1995, 2008, or 2010. He

doubted, as a preacher, that anyone would want to be judged today based on a sin from 2008. Bishop Lott stated that House of Pride was striving to move forward and could not do this without the assistance of the City.

Bishop Lott requested that if it was not the intent of the City to work with House of Pride, they clearly state that so the House of Pride could determine what needs to be done to accomplish the task that lay ahead of them. He indicated that they were present because they wanted to work with the City and for the City to work with them. Bishop Lott advised members that House of Pride needed its houses and was not going to give them up or allow the City to take the houses away from them because that would be wrong. He stated that the House of Pride understood the direction that the City was moving in and was willing to work with the City. He questioned why the City would not be willing to work with them, noting that mistakes had been made in the past but everyone could make a commitment to the future.

Mr. Gunn stated that he had a letter dated August 9, 2013 from the City of Dover stating, "This letter shall confirm and serve as notification that the inspection of your property at 20 North New Street has been completed and the violations listed on your property maintenance report have been corrected." He advised that the same letter was repeated for the properties at 37 South New Street and 29 South New Street and the letters were signed by Ron Coburn, Code Enforcement Officer.

Mr. Gunn stated that Section 104 of the IEBC states the duties of the code official, and he felt that Mrs. Townshend was far outside of that. He indicated that Section 104.8 talks about liability. Mr. Gunn indicated that he would not address these concerns due to time constraints. He advised members that, as far as construction documents were concerned, there was an exception under Section 106 which stated that the code official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code. Mr. Gunn stated that House of Pride had not reviewed any of the things that Mrs. Townshend mentioned and detailed in the report which House of Pride received just moments previous and had now been entered into the record. He also stated that none of those items would require any elaborate construction design or material. Mr. Gunn indicated that, within the code that Mrs. Townshend had referred to, it was stated that, at the discretion of the code official, alternatives can be explored to allow occupancy to be awarded. In addition, a Certificate of Occupancy can be obtained temporarily to complete the required work so that properties can remain in use. Mr. Gunn indicated that this had never been explored.

Mr. Lynn noted that, during the City Council meeting that originally engendered this matter, Bishop Lott had stated that 37 South New Street was vacant. He questioned if the property at 37 South New Street was vacant or occupied when staff went into it. Responding, Mrs. Townshend advised that, as members had heard from Mr. Osika, he believed it to be occupied, based on people coming back to get their belongings before staff secured the building.

In response to Mr. Lynn, Mrs. Townshend confirmed that staff had not received any structural engineering reports to date and had requested them in the letter dated October 14, 2013.

Bishop Lott stated that he had told every structural engineer or architect who had come to talk with House of Pride what the City wanted, and they indicated that they had to consult with Mrs. Townshend to make sure that everything was being done the way that the City wanted it done. Bishop Lott stated that House of Pride was trying to work with everyone. He felt that the architects and design professionals get a lot of their work from the City, so they were not interested in getting involved in any confrontations, and Bishop Lott had advised them that House of Pride was not confrontational. He felt it was obvious that no design professional or structural engineer would do anything outside of what was recommended or wanted by Mrs. Townshend. Bishop Lott stated that all of these individuals stated that Mrs. Townshend was an excellent code official and that nine (9) times out of ten (10) she knows the codes and exactly what she wants. He indicated that he respected their decision and reiterated that everyone they had consulted with wanted to make sure that everything was clear with Mrs. Townshend first. Bishop Lott noted that one (1) individual had consulted with Mrs. Townshend in reference to what was wanted, and later emailed Bishop Lott that he had talked with her and was uncertain or unclear as to exactly what it was that she wanted.

Bishop Lott advised that another walkthrough had been scheduled so that they could write down exactly what was wanted. A design professional or structural engineer could then be given this information so that they would have an idea of what was needed. Bishop Lott stated that the last person who came out said that Mrs. Townshend was not asking for anything hard. He indicated that House of Pride was now in the process of trying to get an individual to come out.

Responding to Mr. Koenig, Bishop Lott stated that they had not engaged the services of any design professional or structural engineer to date; however, they had consulted with several and were trying to engage such a professional. Several had come to look at the site and House of Pride provided them with the paperwork from the City indicating what was expected. They had indicated that they were uncertain about exactly what was needed, and at least one (1) of them had stated that they were going to talk to Mrs. Townshend for clarification and did so.

Ms. Mary Beth Johnson, 20 Pleasant Drive, Project Manager, House of Pride, advised that two (2) appointments had been scheduled with Mr. Baker that week; however, he did not make either appointment. She advised that she made appointments with Becker Morgan and Mr. Doug Herbstreeter, who both told her that they did not want to engage in anything against the City. Ms. Johnson indicated that it had been very difficult to find someone who was willing to tackle the project. She stated, for the record, that they were trying the best they could; however, the people she had contacted did not want to engage with the City.

Mr. Perza stated that the October 14, 2013 letter, which was the subject of the appeal, required certain corrective action to be taken on 37 South New Street, 29 South New Street, and 20 North New Street. That directive specifically required confirmation of conforming use and circumstances concerning the residents and the building for 37 South New Street. He advised that it required certain corrective action in regards to smoke detectors, a leak in the bathroom, the roof, gutters and downspouts, siding, floor supports, and the foundation. Mr. Perza noted that the directive required a structural evaluation in terms of whether or not a Certificate of Occupancy could be issued based on those findings.

Mr. Perza indicated that the basis of appeal and scope of review was to determine whether or not the actions directed by the City in the letter of October 14, 2013 were within the authority granted by the City charter for the City to implement. Mr. Perza indicated that argument had been taken from the appellant and from the City regarding whether the direction was valid or if there was an indiscretion by the City. He noted that the Committee was charged with determining whether the authority granted by the City and the corrective action required of the applicant in the letter were within scope of authority granted by the City to do the inspection work. He advised that members could affirm the decision in the inspection report of October 14, 2013, reject the inspection report, or take some middle road.

Mr. Koenig moved to affirm the decision letter of October 14, 2013. The motion was seconded by Mr. Lynn and unanimously carried.

Mr. Lynn indicated that he had seconded the motion for the reasons stated on the record and his belief that Mrs. Townshend, as the building inspector, acted in conformity with the applicable code and law.

Mr. Lynn moved for adjournment, seconded by Mr. Koenig and unanimously carried.

Meeting adjourned at 3:57 p.m.

Adam M. Perza
Chairman

AMP/TM/js
S:\AGENDAS-MINUTES-PACKETS-PRESENTATIONS-ATT&EXH\Misc-Minutes\CONSTRUCTION CODE APPEALS COMMITTEE\11-06-2013 Construction Code Appeals Committee.wpd

Attachments
Attachment #1 - Correspondence dated November 6, 2013 - Violations Identified at 29 South New Street on October 10, 2013
Attachment #2 - Correspondence dated November 6, 2013 - Violations Identified at 37 South New Street on October 10, 2013
Attachment #3 - Correspondence dated November 6, 2013 - Violations Identified at 20 North New Street on October 10, 2013
Attachment #4 - Chronology of Case Histories of 39 South New Street, 37 South New Street, and 20 North New Street

ATTACHMENT #1
Construction Code Appeals
Committee Meeting of 11/06/2013

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

November 6, 2013

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 29 S NEW ST
Tax Parcel Number: ED-05-077.05-03-100.000-000
Case Number: 13-00003857

Dear Sir/Madam:

On October 10, 2013, the City of Dover, Department of Inspections conducted an inspection at 29 S NEW ST.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by December 05, 2013, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

MATTHEW BROWN
Code Enforcement Officer

cc: File

CASE NUMBER 13-00003857
PROPERTY ADDRESS 29 S NEW ST

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 11/06/13
LOCATION: PROPERTY

NARRATIVE :
All work shall be done in a good workmanship type manner.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 ALL REPAIRS AND MAINTENANCE WORK IS TO BE DONE IN A WORKMANLIKE MANNER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. TO BE WORKMANLIKE THE REPAIR MUST BE PERFORMED IN A MANNER CONSISTENT WITH WORK DONE BY A SKILLED CRAFTSMAN.

CORRECTIVE ACTION REQUIRED :
MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 11/06/13
LOCATION: SIDING

NARRATIVE :
All the siding has deteriorated. There are numerous areas that have completely fallen off. The siding needs to be replaced or repaired. Once the all siding has been removed and the structure exposed underneath, an inspection needs to be made to see if there is any underlying conditions that need to be address.

ORDINANCE DESCRIPTION :
SECTION PM 304.2 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE WALL SIDING

VIOLATION: 002 QUANTITY: 1
DESCRIPTION: 002 RMV HAZARDOUS MATERIALS DATE: 11/06/13
LOCATION: SIDING

NARRATIVE :
Degrading asbestos was found on the water pipes. This needs to be removed in accordance with DNRC s regulations by a licensed abatement company. A copy of an invoice must be provided to this office for record.

ORDINANCE DESCRIPTION :
SECTION IFC 304.1 LIFE SAFETY/HAZARDOUS MATERIALS

CORRECTIVE ACTION REQUIRED :
REMOVE COMBUSTIBLE AND/OR HAZARDOUS MATERIALS

VIOLATION: 220A QUANTITY: 1
DESCRIPTION: 220A CLEAN CARPETING DATE: 11/06/13
LOCATION: HOUSE

NARRATIVE :

CONTINUED

CASE NUMBER 13-00003857
PROPERTY ADDRESS 29 S NEW ST

NARRATIVE : CONTINUED
Clean, or remove and replace carpeting. The carpet needs to be clean and free of any defects and must be sanitary. The carpet cleaning needs to be done by a professional carpet cleaning company. Please provide this office with an invoice for record.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 INTERIOR STRUCTURE GENERAL

CORRECTIVE ACTION REQUIRED :
CLEAN UNSANITARY CARPETING

VIOLATION: 222 QUANTITY: 1
DESCRIPTION: 222 PAPER OR PAINT WALLS DATE: 11/06/13
LOCATION: ENTIRE BLDG

NARRATIVE :
Repair all cracks, defects and holes through out the structure on the walls and ceilings. The wall needs to be brought to a smooth finish and painted the same. Good workmanship is expected.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
PAPER OR PAINT WALLS

VIOLATION: 374 QUANTITY: 1
DESCRIPTION: 374 INST/REPAIR WINDOW LOCKS DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Repair or install window locks on all windows.

ORDINANCE DESCRIPTION :
SECTION PM 304.18 BUILDING SECURITY

CORRECTIVE ACTION REQUIRED :
INSTALL OR REPAIR WINDOW LOCKS

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 MAKE WINDOW OPERABLE DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Make all windows operational. Several windows were painted shut. All windows should open, close and lock with minimal effort.

ORDINANCE DESCRIPTION :

CASE NUMBER 13-00003857
PROPERTY ADDRESS 29 S NEW ST

ORDINANCE DESCRIPTION :
SECTION PM 304.13.2 BUILDING/EQUIPMENT

CORRECTIVE ACTION REQUIRED :
EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE.

VIOLATION: 376 QUANTITY: 1
DESCRIPTION: 376 INSTALL WINDOW SCREENS DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All windows should have screens. All screens should fit per the manufacture recommendations and be free of defects.

ORDINANCE DESCRIPTION :
SECTION PM 304.14 BUILDING/REQUIRED EQUIPMENT

CORRECTIVE ACTION REQUIRED :
INSTALL WINDOW SCREENS

VIOLATION: 908 AUTO DOOR CLOSER QUANTITY: 1
DESCRIPTION: 908 Door Closing Device DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All doors shall have working door closures. The doors should close and latch completely on their own.

ORDINANCE DESCRIPTION :
All living unit doors shall be required to be provided with self closing devices that will have the force to bring the door to the fully closed position upon being released after opening.

CORRECTIVE ACTION REQUIRED :
Owner or designated representative will repair or install an approved device within the established written guidance directed by the City of Dover Fire Marshal's office and comply with the state of Delaware fire fire regulation

---

VIOLATION: 363 QUANTITY: 1
DESCRIPTION: 363 REPAIR DOOR HARDWARE DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All door knobs need to be in working order or replaced. All bathrooms should be able to lock from the inside.

ORDINANCE DESCRIPTION :

CASE NUMBER 13-00003857
PROPERTY ADDRESS 29 S NEW ST

ORDINANCE DESCRIPTION :
SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DOOR HARDWARE

VIOLATION: 238 QUANTITY: 1
DESCRIPTION: 238 CAULK BATHTUB OR SHOWER DATE: 11/06/13
LOCATION: BATHTROOM

NARRATIVE :
Redo the caulking around the bath tub that is failing. The caulk should be free from any mold, mildew or cracking.

ORDINANCE DESCRIPTION :
SECTION PM 504.1 PLUMBING GENERAL

CORRECTIVE ACTION REQUIRED :
CAULK AROUND BATHTUB OR SHOWER

VIOLATION: 602 QUANTITY: 1
DESCRIPTION: 602 INSTALL GFCI OUTLET(S) DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All outlets within 3 feet of a water source shall have a GFI outlet installed. They should be working within the manufacture specification.

ORDINANCE DESCRIPTION :
SECTION PM 605.2 RECEPTACLES

CORRECTIVE ACTION REQUIRED :
INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S) AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND HAVE ALL APPLICABLE INSPECTIONS.

VIOLATION: 221 QUANTITY: 1
DESCRIPTION: 221 REPAIR FLOOR COVERING DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All floor coverings need good condition. Free of any defects and covering the entire sub floor. Floor should be in clean working condition.

ORDINANCE DESCRIPTION :
SECTION PM 305.1/305.4 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 13-00003857
PROPERTY ADDRESS 29 S NEW ST

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE FLOOR COVERING

VIOLATION: 604 QUANTITY: 1
DESCRIPTION: 604 REPR FAULTY ELEC APPLIANCE DATE: 11/06/13
LOCATION: HALLWAY

NARRATIVE :
The refrigerator needs to be in working and sanitary condition. The refrigerator is covered with rust and mildew. Clean or replace.

ORDINANCE DESCRIPTION :
SECTION PM 605.1 ELECTRICAL EQUIPMENT

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE FAULTY OR HAZARDOUS ELECTRICAL APPLIANCE

VIOLATION: 404 QUANTITY: 1
DESCRIPTION: 404 REPAIR HOT WATER HEATER DATE: 11/06/13
LOCATION: BASEMENT

NARRATIVE :
Install a drain pipe on the pressure relief valve.

ORDINANCE DESCRIPTION :
SECTION PM 505.4 PLUMBING/WATER HEATING FACILITIES

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE HOT WATER HEATER

VIOLATION: 503 QUANTITY: 1
DESCRIPTION: 503 CLEAN HEATER DATE: 11/06/13
LOCATION: FURNACE

NARRATIVE :
Have furnace clean and inspected for safe operation. This should be done by a licensed HVAC contractor. Please provide an invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 603.1 HEATING FACILITIES/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
CLEAN HEATER INCLUDING ASSOCIATED DUCTWORK AND/OR EQUIPMENT

VIOLATION: 611 QUANTITY: 1
DESCRIPTION: 611 REP. FRAYED/EXPOSED WIRING DATE: 11/06/13
LOCATION: BASEMENT

NARRATIVE :

CASE NUMBER 13-00003857
PROPERTY ADDRESS 29 S NEW ST

NARRATIVE :
Secure and terminate all electrical connections in a junction box. This should be done by a licenses electrician. Please provide an invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 605.1 ELECTRIC WIRING/HAZARDS

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE LOOSE, FRAYED OR EXPOSED ELECTRICAL WIRING

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 11/06/13
LOCATION: ENTIRE BLDG

NARRATIVE :
Please clean the entire inside of the building. It should be sanitary and free from dirt and debris.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL REQUIREMENTS/SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN INTERIOR THROUGHOUT

29 S New St


10/10/2013 09:25


10/10/2013 09:25


10/10/2013 09:25


10/10/2013 09:25


10/10/2013 09:25


10/10/2013 09:25


29


10/10/2013 09:25


10/10/2013 09:25

29 S New St



















29 5 New St

















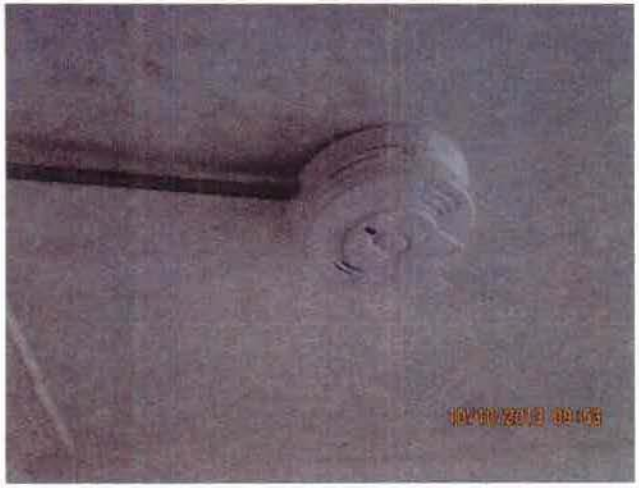


29. S N x W St



















29 S New St





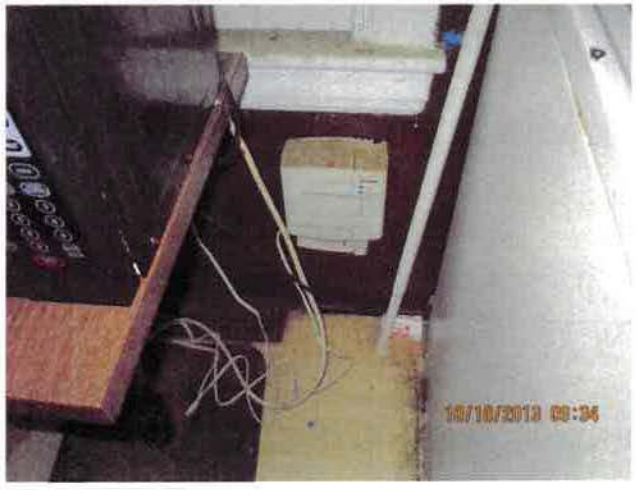














29 S. New St


10/10/2013 09:37




10/10/2013 09:39




10/10/2013 09:38


10/10/2013 09:38






10/10/2013 09:38

29 S. New St









ATTACHMENT #2
Construction Code Appeals
Committee Meeting of 11/06/2013

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

November 6, 2013

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 37 S NEW ST
Tax Parcel Number: ED-05-077.05-03-080.000-000
Case Number: 13-00003855

Dear Sir/Madam:

On October 10, 2013, the City of Dover, Department of Inspections conducted an inspection at 37 S NEW ST.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by December 05, 2013, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

MATTHEW BROWN
Code Enforcement Officer

cc: File

CASE NUMBER 13-00003855
PROPERTY ADDRESS 37 S NEW ST

VIOLATION: 376 QUANTITY: 1
DESCRIPTION: 376 INSTALL WINDOW SCREENS DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Please properly install window screens on all the windows through out the house. Screens should be properly sized per the manufacture specifications. Numerous screens were found to be missing or damaged.

ORDINANCE DESCRIPTION :
SECTION PM 304.14 BUILDING/REQUIRED EQUIPMENT

CORRECTIVE ACTION REQUIRED :
INSTALL WINDOW SCREENS

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 11/06/13
LOCATION: GENERAL

NARRATIVE :
All work should be done in a good workmanship type manner.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 ALL REPAIRS AND MAINTENANCE WORK IS TO BE DONE IN A WORKMANLIKE MANNER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. TO BE WORKMANLIKE THE REPAIR MUST BE PERFORMED IN A MANNER CONSISTENT WITH WORK DONE BY A SKILLED CRAFTSMAN.

CORRECTIVE ACTION REQUIRED :
MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 MAKE WINDOW OPERABLE DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Make all windows operational. Most windows were found to be painted shut. The windows should open and close freely with minimal effort.

ORDINANCE DESCRIPTION :
SECTION PM 304.13.2 BUILDING/EQUIPMENT

CORRECTIVE ACTION REQUIRED :
EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE.

VIOLATION: 363 QUANTITY: 1
DESCRIPTION: 363 REPAIR DOOR HARDWARE DATE: 11/06/13
LOCATION: VARIOS

NARRATIVE : CONTINUED

CASE NUMBER 13-00003855
PROPERTY ADDRESS 37 S NEW ST

NARRATIVE :
Make all current door knobs and locks functional. All bathrooms must have working locks.

ORDINANCE DESCRIPTION :
SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DOOR HARDWARE

VIOLATION: 222 QUANTITY: 1
DESCRIPTION: 222 PAPER OR PAINT WALLS DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Repair all cracks and holes on the walls and ceilings. The surface should be brought to a smooth finish and painted the same.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
PAPER OR PAINT WALLS

VIOLATION: 908 AUTO DOOR CLOSER QUANTITY: 1
DESCRIPTION: 908 Door Closing Device DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All doors must have door closing devices. The door must close and latch completely on its own.

ORDINANCE DESCRIPTION :
All living unit doors shall be required to be provided with self closing devices that will have the force to bring the door to the fully closed position upon being released after opening.

CORRECTIVE ACTION REQUIRED :
Owner or designated representative will repair or install an approved device within the established written guidance directed by the City of Dover Fire Marshal's office and comply with the state of Delaware fire fire regulation

---

VIOLATION: 602 QUANTITY: 1
DESCRIPTION: 602 INSTALL GFCI OUTLET(S) DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
All outlets within 3 feet of a water sources must have a GFI

CASE NUMBER 13-00003855
PROPERTY ADDRESS 37 S NEW ST

NARRATIVE :
installed. All outlets must be functioning per the manufacture specifications.

ORDINANCE DESCRIPTION :
SECTION PM 605.2 RECEPTACLES

CORRECTIVE ACTION REQUIRED :
INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S) AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND HAVE ALL APPLICABLE INSPECTIONS.

VIOLATION: 220A QUANTITY: 1
DESCRIPTION: 220A CLEAN CARPETING DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Repair and clean or replace carpet thought out the house. The carpet needs to be sanitary and free of most defects. The cleaning must be done by a professional carpet cleaning company. Please provide an invoice to the office for record.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 INTERIOR STRUCTURE GENERAL

CORRECTIVE ACTION REQUIRED :
CLEAN UNSANITARY CARPETING

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 11/06/13
LOCATION: ENTIRE BLDG

NARRATIVE :
Clean and sanitize the property through out.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL REQUIREMENTS/SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN INTERIOR THROUGHOUT

VIOLATION: 250 QUANTITY: 1
DESCRIPTION: 250 REPAIR/REPLACE WOODWORK DATE: 11/06/13
LOCATION: WALLS TRIM

NARRATIVE :
Repair or replace broken, worn, or damaged woodwork. This includes but not limited to trim, railings, and walls. The work should be of good workmanship and then painted or

CASE NUMBER 13-00003855
PROPERTY ADDRESS 37 S NEW ST

NARRATIVE :
stained to protect the wood from future deterioration.

ORDINANCE DESCRIPTION :
SECTION PM 304.6/305.3 EXTERIOR/INTERIOR SURFACES/MAINT.

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DAMAGED AND/OR DETERIORATED WOODWORK

VIOLATION: 606 QUANTITY: 1
DESCRIPTION: 606 OUTLET/SWITCH COVER PLATES DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Replace all missing or broken switch and outlet covers.

ORDINANCE DESCRIPTION :
SECTION PM 604.3/605.1 ELECTRICAL EQUIPMENT/HAZARDS

CORRECTIVE ACTION REQUIRED :
INSTALL/REPLACE ELECTRIC OUTLET AND/OR SWITCH COVER PLATE(S)

VIOLATION: 398 QUANTITY: 1
DESCRIPTION: 398 REPAIR/REPLACE KIT CABINET DATE: 11/06/13
LOCATION: KITCHEN/BATH

NARRATIVE :
Repair or replace unsecured cabinets. Cabinets should function properly and be secured to the wall. All drawers and doors should function smoothly.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 BUILDING EQUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DEFECTIVE KITCHEN CABINET(S)

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 11/06/13
LOCATION: SIDING

NARRATIVE :
Repair or replace wall siding. There are numerous areas where the siding is missing. Please have the structure inspected once it has been completely exposed to ensure that no structural damage has occurred.

ORDINANCE DESCRIPTION :
SECTION PM 304.2 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 13-00003855
PROPERTY ADDRESS 37 S NEW ST

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE WALL SIDING

VIOLATION: 372 QUANTITY: 1
DESCRIPTION: 372 INSTALL WINDOW GLASS DATE: 11/06/13
LOCATION: WINDOW

NARRATIVE :
Repair or replace broken glass in windows. This should be done to manufacture specifications. Plexi glass in not an acceptable replacement.

ORDINANCE DESCRIPTION :
SECTION PM 304.13 WINDOWS

CORRECTIVE ACTION REQUIRED :
INSTALL WINDOW GLASS IN WINDOW FRAME SO THAT IT IS WEATHER TIGHT

VIOLATION: 221 QUANTITY: 1
DESCRIPTION: 221 REPAIR FLOOR COVERING DATE: 11/06/13
LOCATION: KITCHEN/BATH

NARRATIVE :
Repair or replace floor covering. There should be no defects or sub floor showing through.

ORDINANCE DESCRIPTION :
SECTION PM 305.1/305.4 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE FLOOR COVERING

VIOLATION: 611 QUANTITY: 1
DESCRIPTION: 611 REP. FRAYED/EXPOSED WIRING DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Properly secure all hanging and exposed wiring.

ORDINANCE DESCRIPTION :
SECTION PM 605.1 ELECTRIC WIRING/HAZARDS

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE LOOSE, FRAYED OR EXPOSED ELECTRICAL WIRING

VIOLATION: 223 QUANTITY: 1
DESCRIPTION: 223 PAPER OR PAINT CEILING DATE: 11/06/13
LOCATION: BATHROOM

NARRATIVE :

CASE NUMBER 13-00003855
PROPERTY ADDRESS 37 S NEW ST

NARRATIVE :
Repair ceiling from water leak damage. This has been addressed several times. Please ensure that the problem of the leak is addressed before making final repairs to the ceiling. Bring the ceiling to smooth finish and paint the same.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
PAPER OR PAINT CEILING

VIOLATION: 249 QUANTITY: 1
DESCRIPTION: 249 REPAIR LEAKING ROOF DATE: 11/06/13
LOCATION: OVER BATHROOM

NARRATIVE :
Repair leaking roof over bathroom.

ORDINANCE DESCRIPTION :
SECTION PM 304.7 ROOFS

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE LEAKING ROOF

VIOLATION: 230 QUANTITY: 1
DESCRIPTION: 230 REPAIR WALL SURFACE DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Repair or replace paneling throughout the structure where as it has been damaged or is deteriorating.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

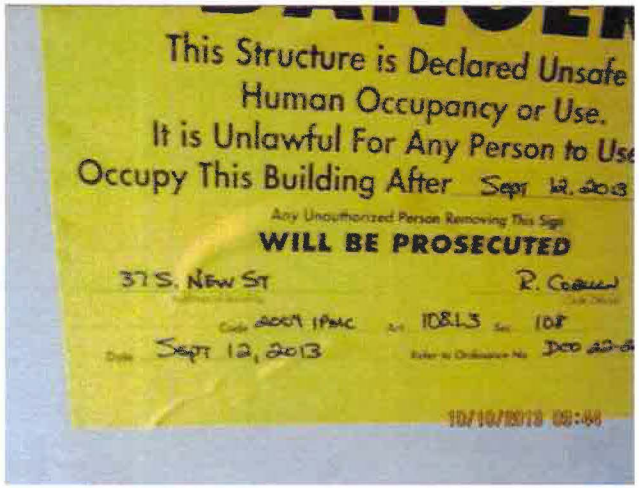
CORRECTIVE ACTION REQUIRED :
Cracked or loose plaster, decayed wood, wood panel, tiled surfaces and other defective surface conditions shall be corrected.

37 S New St


10/10/2013 09:45


10/10/2013 09:46


10/10/2013 09:47


This Structure is Declared Unsafe
Human Occupancy or Use.
It is Unlawful For Any Person to Use
Occupy This Building After Sept 12, 2013
Any Unauthorized Person Removing This Sign
WILL BE PROSECUTED
37 S. New St
R. Coburn
2009 IPMC
1083
108
Sept 12, 2013


10/10/2013 09:46


10/10/2013 09:47




10/10/2013 09:45



37 S Maw St



















37 S New St















ATTACHMENT #3
Construction Code Appeals
Committee Meeting of 11/06/2013

City of Dover

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

Phone: (302) 736-7011
Fax: (302) 736-4217

November 6, 2013

HOUSE OF PRIDE INC
110 S NEW ST
DOVER DE 19904

RE: Property address: 20 N NEW ST
Tax Parcel Number: ED-05-076.08-05-200.000-000
Case Number: 13-00003852

Dear Sir/Madam:

On October 10, 2013, the City of Dover, Department of Inspections conducted an inspection at 20 N NEW ST.

Attached are the Code violations found during the inspection.

A follow up inspection must be conducted by December 06, 2013, to ensure compliance.

Please contact this office with a date and time convenient for you to conduct the re-inspection. You are not required to contact this office if the re-inspection is for an exterior violation. If you have any questions or would like to schedule your inspection or appeal this notice, please contact me at (302) 736-7011.

Sincerely,

MATTHEW BROWN
Code Enforcement Officer

cc: File

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

VIOLATION: 376 QUANTITY: 1
DESCRIPTION: 376 INSTALL WINDOW SCREENS DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Please install window screens on all windows. Screens must be properly sized and per the manufacture specifications. Numerous windows were found to have missing or broken screens.

ORDINANCE DESCRIPTION :
SECTION PM 304.14 BUILDING/REQUIRED EQUIPMENT

CORRECTIVE ACTION REQUIRED :
INSTALL WINDOW SCREENS

VIOLATION: 375 QUANTITY: 1
DESCRIPTION: 375 MAKE WINDOW OPERABLE DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Make all windows operational. Most windows were found painted shut. The window should open and close freely with minimal effort.

ORDINANCE DESCRIPTION :
SECTION PM 304.13.2 BUILDING/EQUIPMENT

CORRECTIVE ACTION REQUIRED :
EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE.

VIOLATION: 363 QUANTITY: 1
DESCRIPTION: 363 REPAIR DOOR HARDWARE DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Make all current door knobs and locks operational. Also, bathrooms must have working lockable doors.

ORDINANCE DESCRIPTION :
SECTION PM 304.15/305.6 BUILDING/EQUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DOOR HARDWARE

VIOLATION: 222 QUANTITY: 1
DESCRIPTION: 222 PAPER OR PAINT WALLS DATE: 11/06/13
LOCATION: ENTIRE BLDG

NARRATIVE : CONTINUED

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

NARRATIVE :
Repair all cracks and holes in walls and ceilings. This should be brought to a smooth finish and painted the same.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
PAPER OR PAINT WALLS

VIOLATION: 001 QUANTITY: 1
DESCRIPTION: 001 WORKMANSHIP DATE: 11/06/13
LOCATION:

NARRATIVE :
All work must be done in a good workmanship type manner.

ORDINANCE DESCRIPTION :
SECTION PM 102.5 ALL REPAIRS AND MAINTENANCE WORK IS TO BE DONE IN A WORKMANLIKE MANNER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. TO BE WORKMANLIKE THE REPAIR MUST BE PERFORMED IN A MANNER CONSISTENT WITH WORK DONE BY A SKILLED CRAFTSMAN.

CORRECTIVE ACTION REQUIRED :
MAKE ALL REPAIRS IN A WORKMANLIKE MANNER.

VIOLATION: 230 QUANTITY: 1
DESCRIPTION: 230 REPAIR WALL SURFACE DATE: 11/06/13
LOCATION: SHOWER

NARRATIVE :
Repair all cracks in tile work on the walls of the shower. Tile and grout should have a uniform finish and be water tight.

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
Cracked or loose plaster, decayed wood, wood panel, tiled surfaces and other defective surface conditions shall be corrected.

VIOLATION: 230 QUANTITY: 1
DESCRIPTION: 230 REPAIR WALL SURFACE DATE: 11/06/13
LOCATION: BATHROOM

NARRATIVE :
Repair plaster around shower head. This must be made waterproof and uniform with the surrounding tile.

ORDINANCE DESCRIPTION : CONTINUED

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

ORDINANCE DESCRIPTION :
SECTION PM 305.3 INTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
Cracked or loose plaster, decayed wood, wood panel, tiled surfaces and other defective surface conditions shall be corrected.

VIOLATION: 602 QUANTITY: 1
DESCRIPTION: 602 INSTALL GFCI OUTLET(S) DATE: 11/06/13
LOCATION: WASHER

NARRATIVE :
Install a GFI outlet behind the washing machine. This needs to be done by a licensed electrician. Please provide a copy of the invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 605.2 RECEPTACLES

CORRECTIVE ACTION REQUIRED :
INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S) AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND HAVE ALL APPLICABLE INSPECTIONS.

VIOLATION: 602 QUANTITY: 1
DESCRIPTION: 602 INSTALL GFCI OUTLET(S) DATE: 11/06/13
LOCATION: WATER HEATER

NARRATIVE :
Install a GFI outlet next to the water heater. This needs to be done by a licensed electrician. Please provide a copy of the invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 605.2 RECEPTACLES

CORRECTIVE ACTION REQUIRED :
INSTALL GROUND FAULT INTERRUPTER OUTLET(S) IN BATHROOM(S) AND KITCHEN COUNTER TOP AREAS. ALL NEW GROUND FAULT OUTLETS ARE REQUIRED TO BE INSTALLED BY A LICENSED ELECTRICIAN AND HAVE ALL APPLICABLE INSPECTIONS.

VIOLATION: 404 QUANTITY: 1
DESCRIPTION: 404 REPAIR HOT WATER HEATER DATE: 11/06/13
LOCATION: WATER HEATER

NARRATIVE :
Install a drain pipe for the pressure relief valve on the water heater.

ORDINANCE DESCRIPTION : CONTINUED

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

ORDINANCE DESCRIPTION :
SECTION PM 505.4 PLUMBING/WATER HEATING FACILITIES

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE HOT WATER HEATER

VIOLATION: 4* QUANTITY: 1
DESCRIPTION: 4* PLUMBING DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Properly install the washing machine plumbing. This must be done by a licensed plumber. There should be minimally exposed pipes. Please provide an invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 504 PLUMBING SYSTEMS & FIXTURES

CORRECTIVE ACTION REQUIRED :
REPAIR PLUMBING VIOLATIONS AS DESCRIBED

VIOLATION: 220A QUANTITY: 1
DESCRIPTION: 220A CLEAN CARPETING DATE: 11/06/13
LOCATION: THROUGHOUT

NARRATIVE :
Repair and clean or replace carpet though tout the building. The carpet needs to be sanitary and free of most defects. The cleaning must be done by a professional carpet cleaning company. Please provide an invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 INTERIOR STRUCTURE GENERAL

CORRECTIVE ACTION REQUIRED :
CLEAN UNSANITARY CARPETING

VIOLATION: 700 QUANTITY: 1
DESCRIPTION: 700 CLEAN INTERIOR THROUGHOUT DATE: 11/06/13
LOCATION: ENTIRE BLDG

NARRATIVE :
Clean and sanitize the property through out.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 GENERAL REQUIREMENTS/SANITATION

CORRECTIVE ACTION REQUIRED :
CLEAN INTERIOR THROUGHOUT

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

VIOLATION: 250 QUANTITY: 1
DESCRIPTION: 250 REPAIR/REPLACE WOODWORK DATE: 11/06/13
LOCATION: ENTIRE BLDG

NARRATIVE :
Repair or replace broken, worn, or damaged woodwork. This includes but not limited to the trim, railings, doors, and thresholds. The work should be of good workmanship and then painted to protect from future deterioration.

ORDINANCE DESCRIPTION :
SECTION PM 304.6/305.3 EXTERIOR/INTERIOR SURFACES/MAINT.

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DAMAGED AND/OR DETERIORATED WOODWORK

VIOLATION: 503 QUANTITY: 1
DESCRIPTION: 503 CLEAN HEATER DATE: 11/06/13
LOCATION: FURNACE

NARRATIVE :
Have the furnace professionally clean and verify that it is safe for use. This needs to be done by a licensed HVAC company. Please provide an invoice to this office for record.

ORDINANCE DESCRIPTION :
SECTION PM 603.1 HEATING FACILITIES/MAINTENANCE

CORRECTIVE ACTION REQUIRED :
CLEAN HEATER INCLUDING ASSOCIATED DUCTWORK AND/OR EQUIPMENT

VIOLATION: 606 QUANTITY: 1
DESCRIPTION: 606 OUTLET/SWITCH COVER PLATES DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Replace all missing switch and outlet covers.

ORDINANCE DESCRIPTION :
SECTION PM 604.3/605.1 ELECTRICAL EQUIPMENT/HAZARDS

CORRECTIVE ACTION REQUIRED :
INSTALL/REPLACE ELECTRIC OUTLET AND/OR SWITCH COVER PLATE(S)

VIOLATION: 608 QUANTITY: 1
DESCRIPTION: 608 RMV ILLEGAL ELEC EXT CORDS DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

NARRATIVE :
Remove all illegal extension cords. These cords are a fire hazard as well as a tripping hazard.

ORDINANCE DESCRIPTION :
SECTION PM 604.3 ELECTRICAL EQUIPMENT/HAZARDS

CORRECTIVE ACTION REQUIRED :
REMOVE ILLEGAL AND/OR HAZARDOUS ELECTRICAL EXTENSION CORD(S)

VIOLATION: 611 QUANTITY: 1
DESCRIPTION: 611 REP. FRAYED/EXPOSED WIRING DATE: 11/06/13
LOCATION: VARIOUS

NARRATIVE :
Remove or properly secure all exposed wiring.

ORDINANCE DESCRIPTION :
SECTION PM 605.1 ELECTRIC WIRING/HAZARDS

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE LOOSE, FRAYED OR EXPOSED ELECTRICAL WIRING

VIOLATION: 227 QUANTITY: 1
DESCRIPTION: 227 PAINT EXTERIOR SURFACES DATE: 11/06/13
LOCATION: OUTSIDE

NARRATIVE :
There are various places where the trim is peeling and chipping off. This needs to be repaired and repainted to protect the wood.

ORDINANCE DESCRIPTION :
SECTION PM 304.2 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
PREPARE & PAINT EXTERIOR METAL/WOOD SURFACES

VIOLATION: 398 QUANTITY: 1
DESCRIPTION: 398 REPAIR/REPLACE KIT CABINET DATE: 11/06/13
LOCATION: KITCHEN/BATH

NARRATIVE :
Repair or replace unsecure cabinets. Cabinets should function properly and be secured to wall. All drawers and doors should function smoothly.

ORDINANCE DESCRIPTION :
SECTION PM 305.1 BUILDING EQUIPMENT/MAINTENANCE

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 13-00003852
PROPERTY ADDRESS 20 N NEW ST

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE DEFECTIVE KITCHEN CABINET(S)

VIOLATION: 242 QUANTITY: 1
DESCRIPTION: 242 REPAIR WALL SIDING DATE: 11/06/13
LOCATION: SIDING

NARRATIVE :
Repair or replace wall siding. There are numerous spots where the siding is missing. Please have the structure inspected once it has been completely exposed to ensure to structural damage has occurred.

ORDINANCE DESCRIPTION :
SECTION PM 304.2 EXTERIOR SURFACES

CORRECTIVE ACTION REQUIRED :
REPAIR OR REPLACE WALL SIDING

20 N New St



















20 N New St

















20 N New St

15 Code Enforcement Cases since 2003

2013: Current Condemnation
2013: Housing Inspection

- Repair Window Screens
- Repair Windows/Replace Broken Glass
- Replace Deteriorated Floor Covering
- Repair Weak Floors
- Electrical Issues (Exposed Wiring, Non-Operating Lights)
- Bathroom Ventilation

2013: No Valid Rental Permit

2012: Dead Tree in Yard
2012: Housing Inspection

- No Violations Found

2011: Housing Inspection

- Replace Deteriorated Floor Covering
- Replace Broken Window Panes
- Repair Interior Door for Proper Operation

2010: Housing Inspection

- Illegal Bedroom (Bedroom Thru Bedroom Egress)
- Repair Drywall
- Repair Interior Doors
- Repair Broken Windows
- Install Window Screens
- Illegal Extension Cords
- Insect Infestation
- Install GFCI Outlets
- Obtain Rental Permit

2009: Unregistered Vehicle
2009: Vehicles Parked on Grass
2009: Outdoor Storage

2008: Housing Inspection

- Illegal Bedroom (Bedroom Thru Egress)
- Deteriorated Floor Covering
- Interior Paint
- Exterior Wall Siding

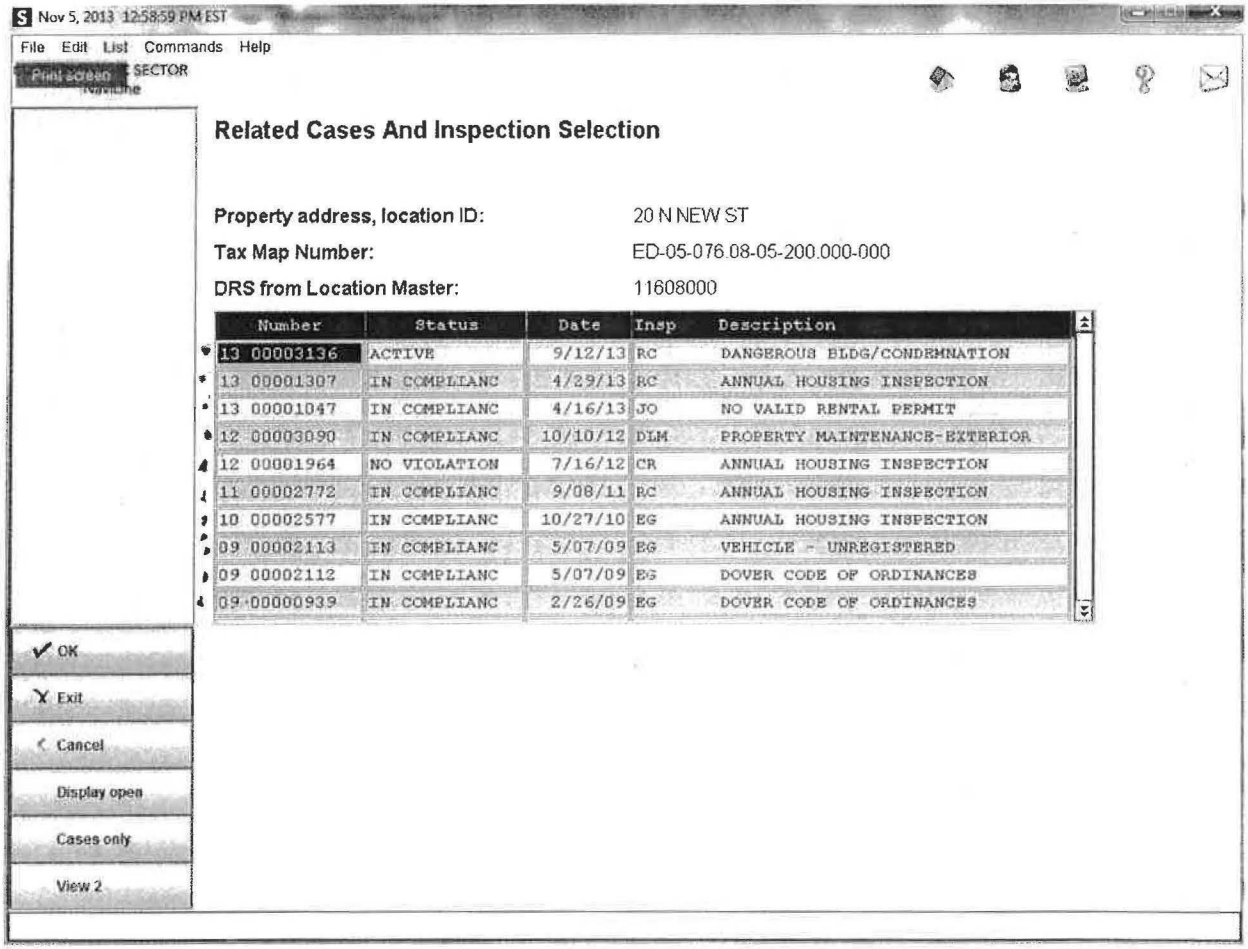
- Exterior Doors
- Install Window Screens
- Plumbing Issues (Properly Mount Sinks/Toilets)
- Illegal Extension Cords
- Overcrowding (10 Beds)
- Obtain Rental Permit

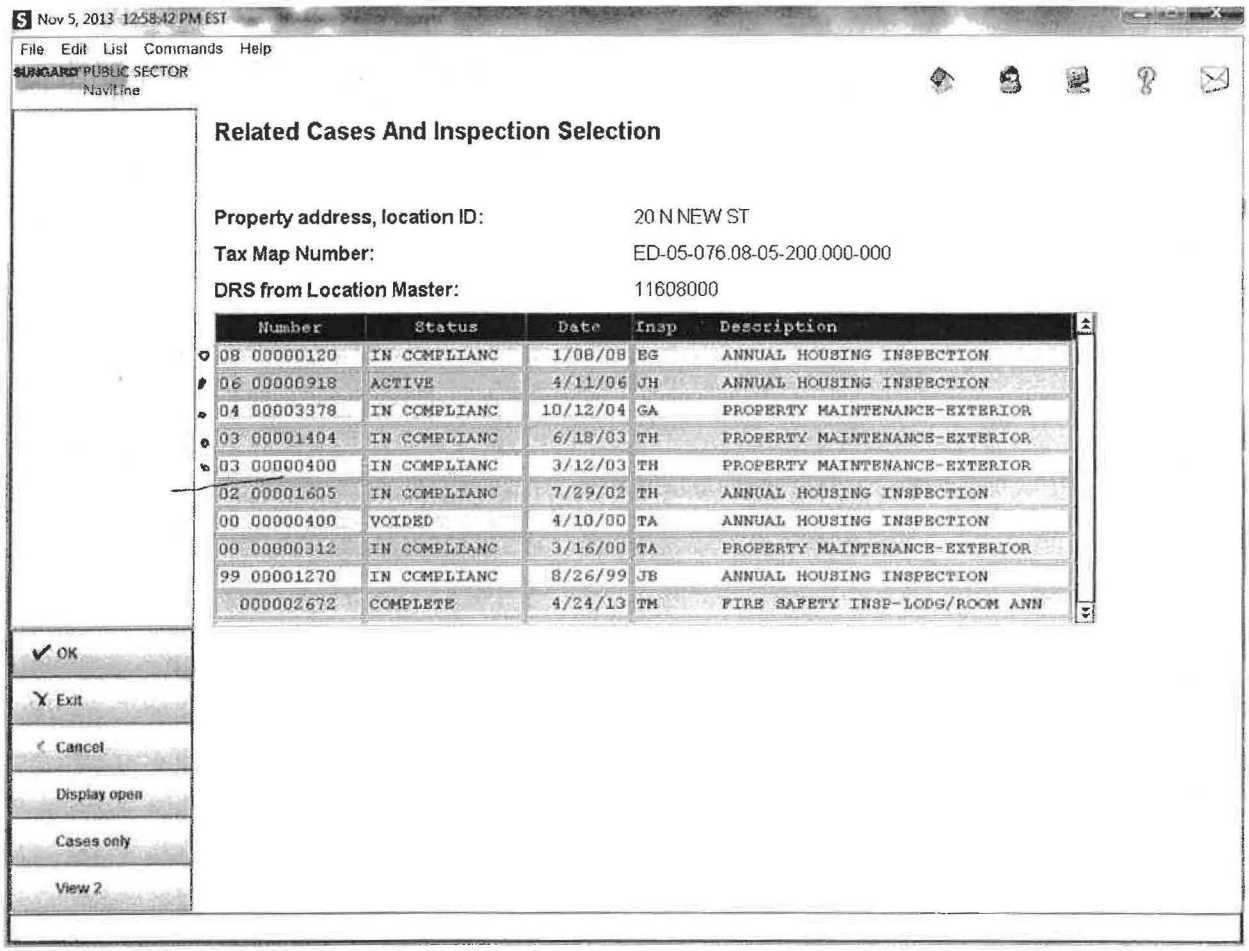
2006: Housing Inspection

- Plumbing (Repair Faucets)
- Illegal Extension Cords
- Install Smoke Detectors
- Repair Window Screens

2004: Unregistered Vehicle

2003: Parking on Grass
2003: Exterior Paint of Garage


Nov 5, 2013 12:58:59 PM EST
File Edit List Commands Help
Print screen
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 20 N NEW ST
Tax Map Number: ED-05-076.08-05-200.000-000
DRS from Location Master: 11608000
Number Status Date Insp Description
13 00003136 ACTIVE 9/12/13 RC DANGEROUS BLDG/CONDEMNATION
13 00001307 IN COMPLIANC 4/29/13 RC ANNUAL HOUSING INSPECTION
13 00001047 IN COMPLIANC 4/16/13 JO NO VALID RENTAL PERMIT
12 00003090 IN COMPLIANC 10/10/12 DLM PROPERTY MAINTENANCE-EXTERIOR
12 00001964 NO VIOLATION 7/16/12 CR ANNUAL HOUSING INSPECTION
11 00002772 IN COMPLIANC 9/08/11 RC ANNUAL HOUSING INSPECTION
10 00002577 IN COMPLIANC 10/27/10 EG ANNUAL HOUSING INSPECTION
09 00002113 IN COMPLIANC 5/07/09 EG VEHICLE - UNREGISTERED
09 00002112 IN COMPLIANC 5/07/09 EG DOVER CODE OF ORDINANCES
09 00000939 IN COMPLIANC 2/26/09 EG DOVER CODE OF ORDINANCES
OK
Exit
Cancel
Display open
Cases only
View 2


Nov 5, 2013 12:58:42 PM EST
File Edit List Commands Help
SUNGARD PUBLIC SECTOR
Navi.line
Related Cases And Inspection Selection
Property address, location ID: 20 N NEW ST
Tax Map Number: ED-05-076.08-05-200.000-000
DRS from Location Master: 11608000
Number Status Date Insp Description
08 00000120 IN COMPLIANC 1/08/08 EG ANNUAL HOUSING INSPECTION
06 00000918 ACTIVE 4/11/06 JH ANNUAL HOUSING INSPECTION
04 00003378 IN COMPLIANC 10/12/04 GA PROPERTY MAINTENANCE-EXTERIOR
03 00001404 IN COMPLIANC 6/18/03 TH PROPERTY MAINTENANCE-EXTERIOR
03 00000400 IN COMPLIANC 3/12/03 TH PROPERTY MAINTENANCE-EXTERIOR
02 00001605 IN COMPLIANC 7/29/02 TH ANNUAL HOUSING INSPECTION
00 00000400 VOIDED 4/10/00 TA ANNUAL HOUSING INSPECTION
00 00000312 IN COMPLIANC 3/16/00 TA PROPERTY MAINTENANCE-EXTERIOR
99 00001270 IN COMPLIANC 8/26/99 JB ANNUAL HOUSING INSPECTION
000002672 COMPLETE 4/24/13 TM FIRE SAFETY INSP-LODG/ROOM ANN
OK
Exit
Cancel
Display open
Cases only
View 2

37 S New St Apt 2

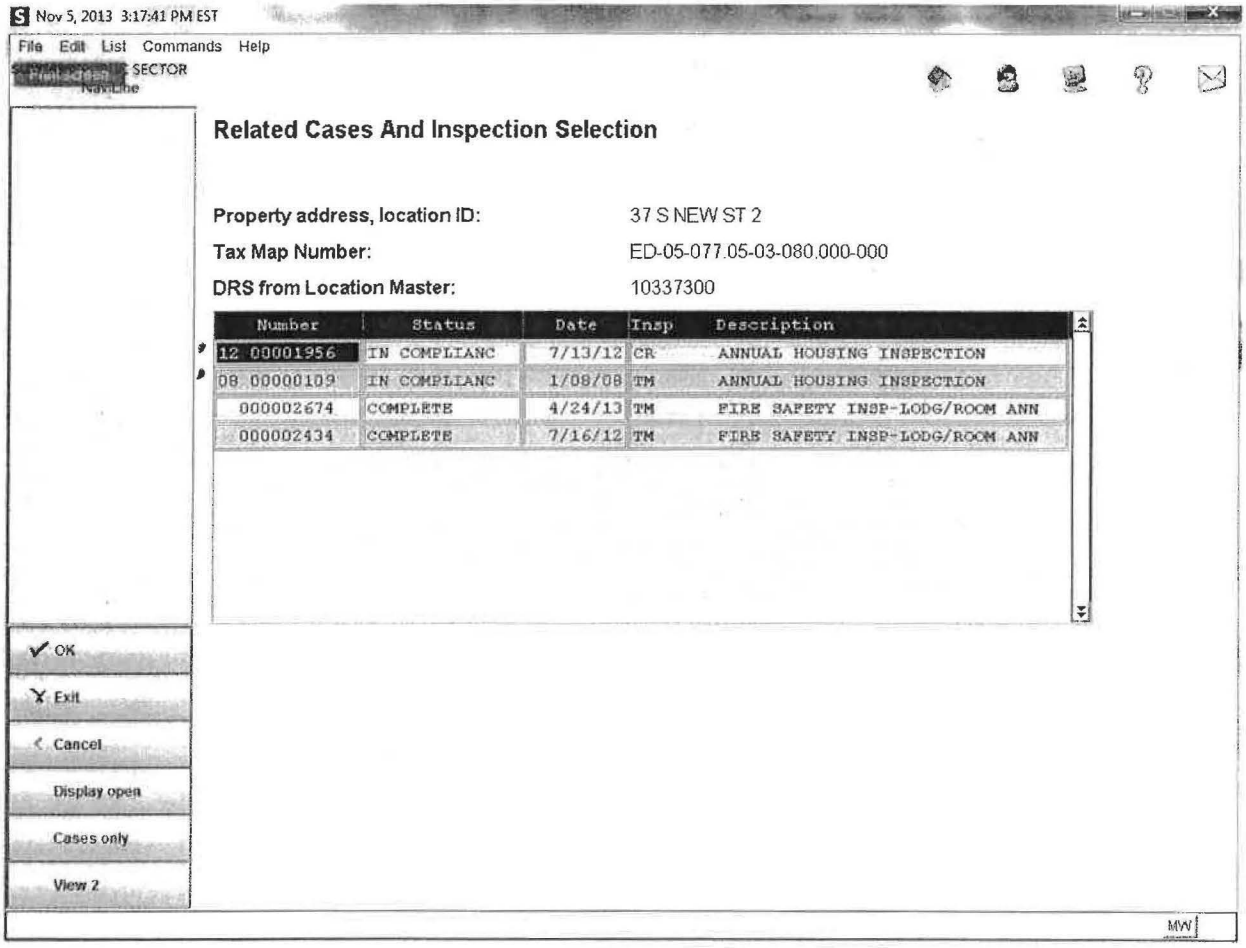
2 Code Enforcement Cases since 2008

2012: Housing Inspection

- Repair Ceiling Plaster

2008: Housing Inspection

- Install Smoke Detectors
- Repair Holes in Ceiling


Nov 5, 2013 3:17:41 PM EST
File Edit List Commands Help
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 37 S NEW ST 2
Tax Map Number: ED-05-077.05-03-080.000-000
DRS from Location Master: 10337300
Number Status Date Insp Description
12 00001956 IN COMPLIANC 7/13/12 CR ANNUAL HOUSING INSPECTION
08 00000109 IN COMPLIANC 1/08/08 TM ANNUAL HOUSING INSPECTION
000002674 COMPLETE 4/24/13 TM FIRE SAFETY INSP-LODG/ROOM ANN
000002434 COMPLETE 7/16/12 TM FIRE SAFETY INSP-LODG/ROOM ANN
OK
Exit
Cancel
Display open
Cases only
View 2
MW

37 S New St Apt 1

3 Code Enforcement Cases since 2000

2012: Housing Inspection

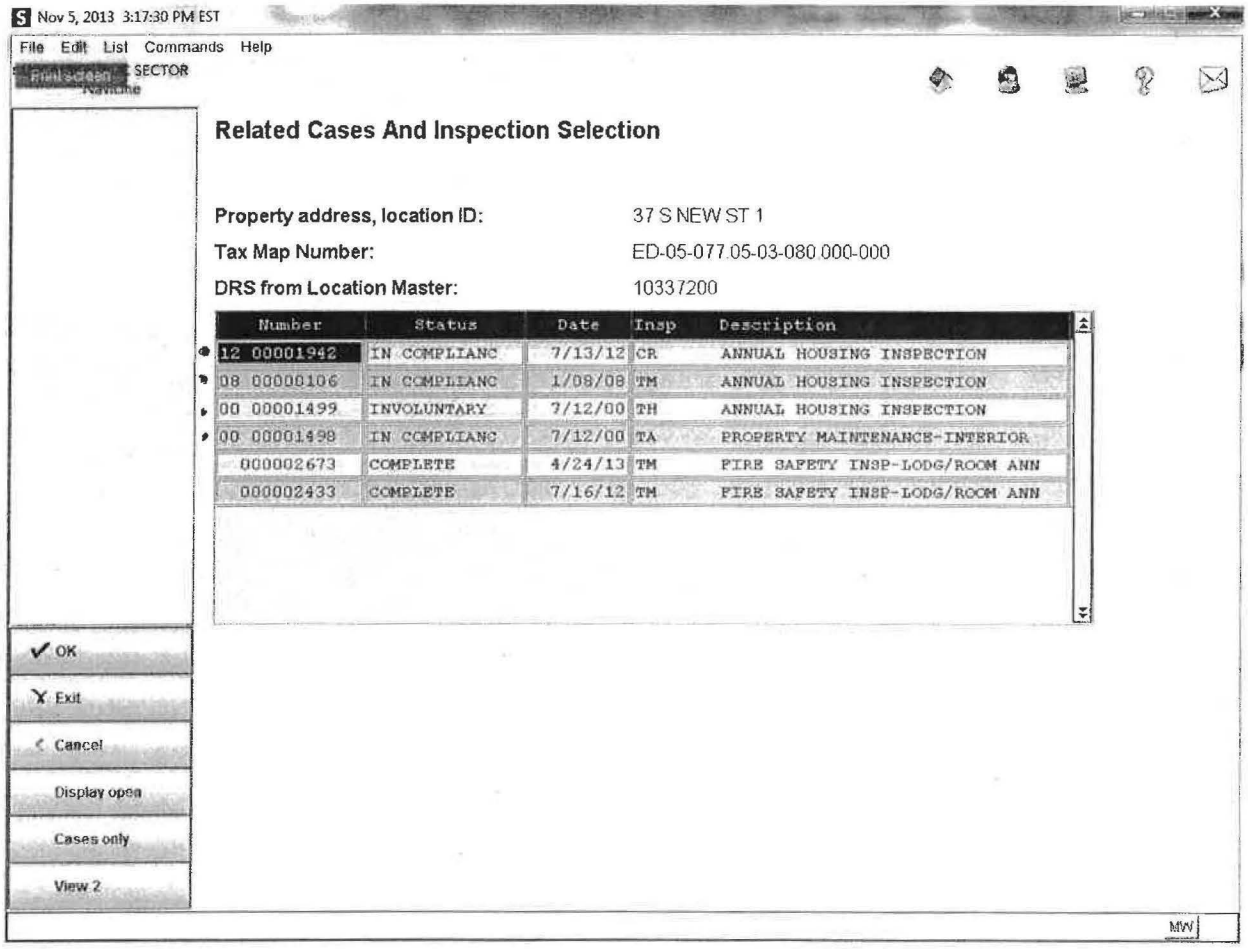
- Mold/Mildew

2008: Housing Inspection

- Install Smoke Detectors
- Mold/Mildew
- GFCI Outlets
- Repair Ceiling

2000: Housing Inspection

- Condemnation
- Install Smoke Detectors
- Deteriorated Floors
- Repair Ceiling
- Repair Walls
- Exterior Woodwork
- Missing Window Glass
- Install Window Screens
- Electrical Hazards


Nov 5, 2013 3:17:30 PM EST
File Edit List Commands Help
Print screen
SECTOR
Navigate
Related Cases And Inspection Selection
Property address, location ID: 37 S NEW ST 1
Tax Map Number: ED-05-077.05-03-080.000-000
DRS from Location Master: 10337200
Number Status Date Insp Description
12 00001942 IN COMPLIANC 7/13/12 CR ANNUAL HOUSING INSPECTION
08 00000106 IN COMPLIANC 1/08/08 TM ANNUAL HOUSING INSPECTION
00 00001499 INVOLUNTARY 7/12/00 TH ANNUAL HOUSING INSPECTION
00 00001498 IN COMPLIANC 7/12/00 TA PROPERTY MAINTENANCE-INTERIOR
000002673 COMPLETE 4/24/13 TM FIRE SAFETY INSP-LODG/ROOM ANN
000002433 COMPLETE 7/16/12 TM FIRE SAFETY INSP-LODG/ROOM ANN
OK
Exit
Cancel
Display open
Cases only
View 2
MW

37 S New St

13 Code Enforcement Cases since 1999

2013: Current Condemnation

2013: Housing Inspection

- Repair/Replace Interior Doors
- Roof Leaks (Damaged Ceilings)
- Install Smoke Detectors
- Repair/Replace Exterior Doors
- Repair Interior Floor
- Electrical Hazard (Loose Wire Molding)
- Deteriorated Floor Covering
- Plumbing Issues (Secure fixtures, Caulk Tub, Cap Sewer Cleanout)
- Water Infiltration Around Window Frame
- Repair Porch Piers
- Replace Exterior Deteriorated Wood
- Replace Roof

2013: No Valid Rental Permit

2012: Housing Inspection

- Exterminate For Insects

2011: Housing Inspection

- Repair Exterior Door
- Repair Leaking Roof
- Repair Ceiling Plaster
- Leaking Plumbing Pipes

2011: Outdoor Storage

2011: No Valid Building Permit

2010: Housing Inspection

- Exterior Wall Siding
- Holes Interior Walls
- Deteriorated Exterior Wood
- Roof Leaks
- Repair/Replace Interior Doors/Door Frames
- Make Windows Operational
- Install Window Screens
- Exterminate for Insects
- Exterior Junk and Debris

2008: Housing Inspection

- Deteriorated Exterior Woodwork
- Broken Window Panes
- Install Window Screens
- Electrical Hazard

2003: Exterior Violation

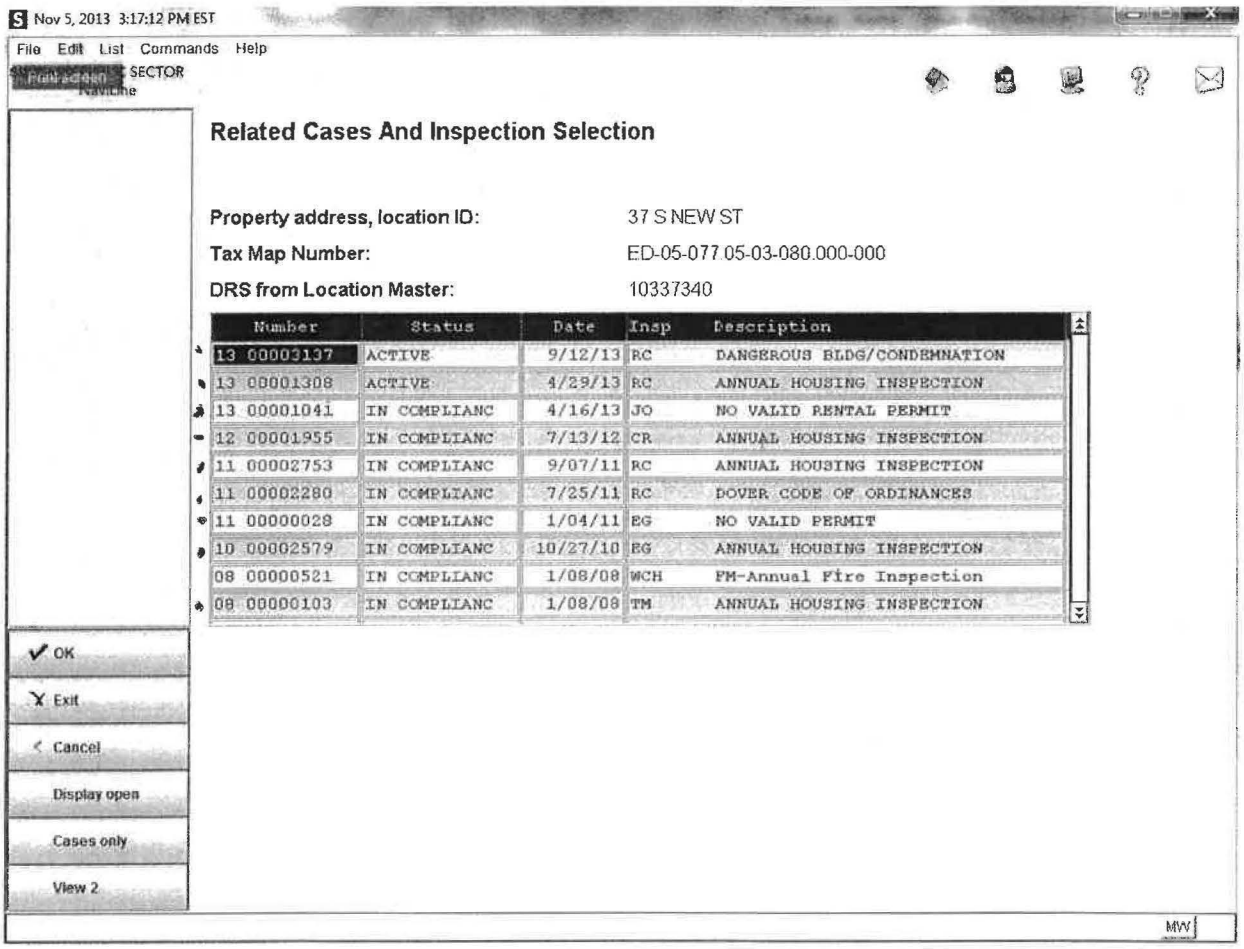
- Replace Roof

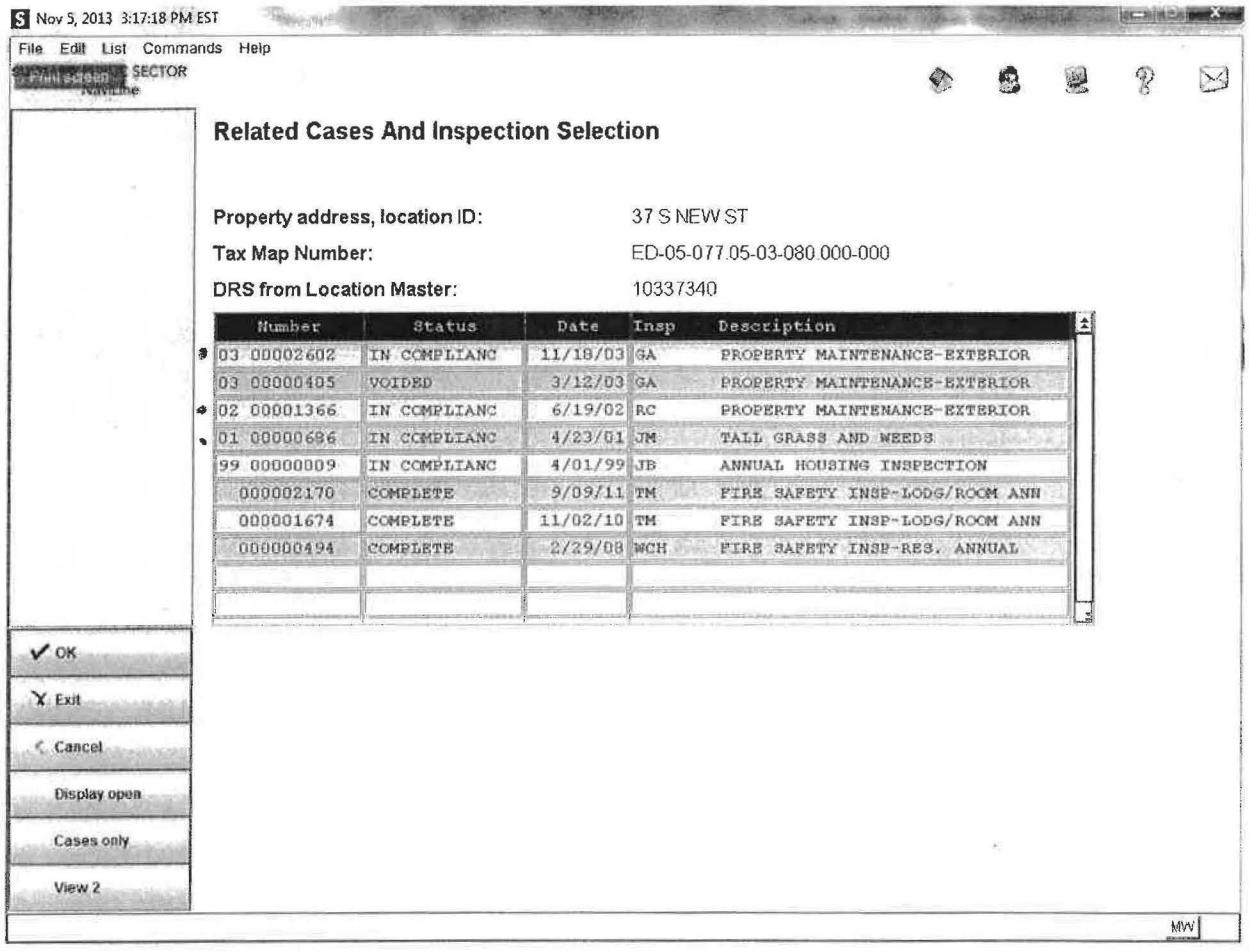
2002: Outdoor Storage (Refrigerator)

2001: Grass Violation

1999: Housing Inspection

- Install Smoke Detectors
- Combustion Air


Nov 5, 2013 3:17:12 PM EST
File Edit List Commands Help
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 37 S NEW ST
Tax Map Number: ED-05-077.05-03-080.000-000
DRS from Location Master: 10337340
Number Status Date Insp Description
13 00003137 ACTIVE 9/12/13 RC DANGEROUS BLDG/CONDEMNATION
13 00001308 ACTIVE 4/29/13 RC ANNUAL HOUSING INSPECTION
13 00001041 IN COMPLIANC 4/16/13 JO NO VALID RENTAL PERMIT
12 00001955 IN COMPLIANC 7/13/12 CR ANNUAL HOUSING INSPECTION
11 00002753 IN COMPLIANC 9/07/11 RC ANNUAL HOUSING INSPECTION
11 00002280 IN COMPLIANC 7/25/11 RC DOVER CODE OF ORDINANCES
11 00000028 IN COMPLIANC 1/04/11 EG NO VALID PERMIT
10 00002579 IN COMPLIANC 10/27/10 EG ANNUAL HOUSING INSPECTION
08 00000521 IN COMPLIANC 1/08/08 WCH FM-Annual Fire Inspection
08 00000103 IN COMPLIANC 1/08/08 TM ANNUAL HOUSING INSPECTION
OK
Exit
Cancel
Display open
Cases only
View 2
MW


Nov 5, 2013 3:17:18 PM EST
File Edit List Commands Help
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 37 S NEW ST
Tax Map Number: ED-05-077.05-03-080.000-000
DRS from Location Master: 10337340
Number Status Date Insp Description
03 00002602 IN COMPLIANC 11/18/03 GA PROPERTY MAINTENANCE-EXTERIOR
03 00000405 VOIDED 3/12/03 GA PROPERTY MAINTENANCE-EXTERIOR
02 00001366 IN COMPLIANC 6/19/02 RC PROPERTY MAINTENANCE-EXTERIOR
01 00000686 IN COMPLIANC 4/23/01 JM TALL GRASS AND WEEDS
99 00000009 IN COMPLIANC 4/01/99 JB ANNUAL HOUSING INSPECTION
000002170 COMPLETE 9/09/11 TM FIRE SAFETY INSP-LODG/ROOM ANN
000001674 COMPLETE 11/02/10 TM FIRE SAFETY INSP-LODG/ROOM ANN
000000494 COMPLETE 2/29/08 WCH FIRE SAFETY INSP-RES. ANNUAL
OK
Exit
Cancel
Display open
Cases only
View 2
MW

29 S New St B

5 Code Enforcement Cases since 2008

2013: Housing Inspection

- Repair Steps
- Holes in Walls
- Secure Wall Heater
- Secure Plumbing Fixture

2012: Housing Inspection

2011: Housing Inspection

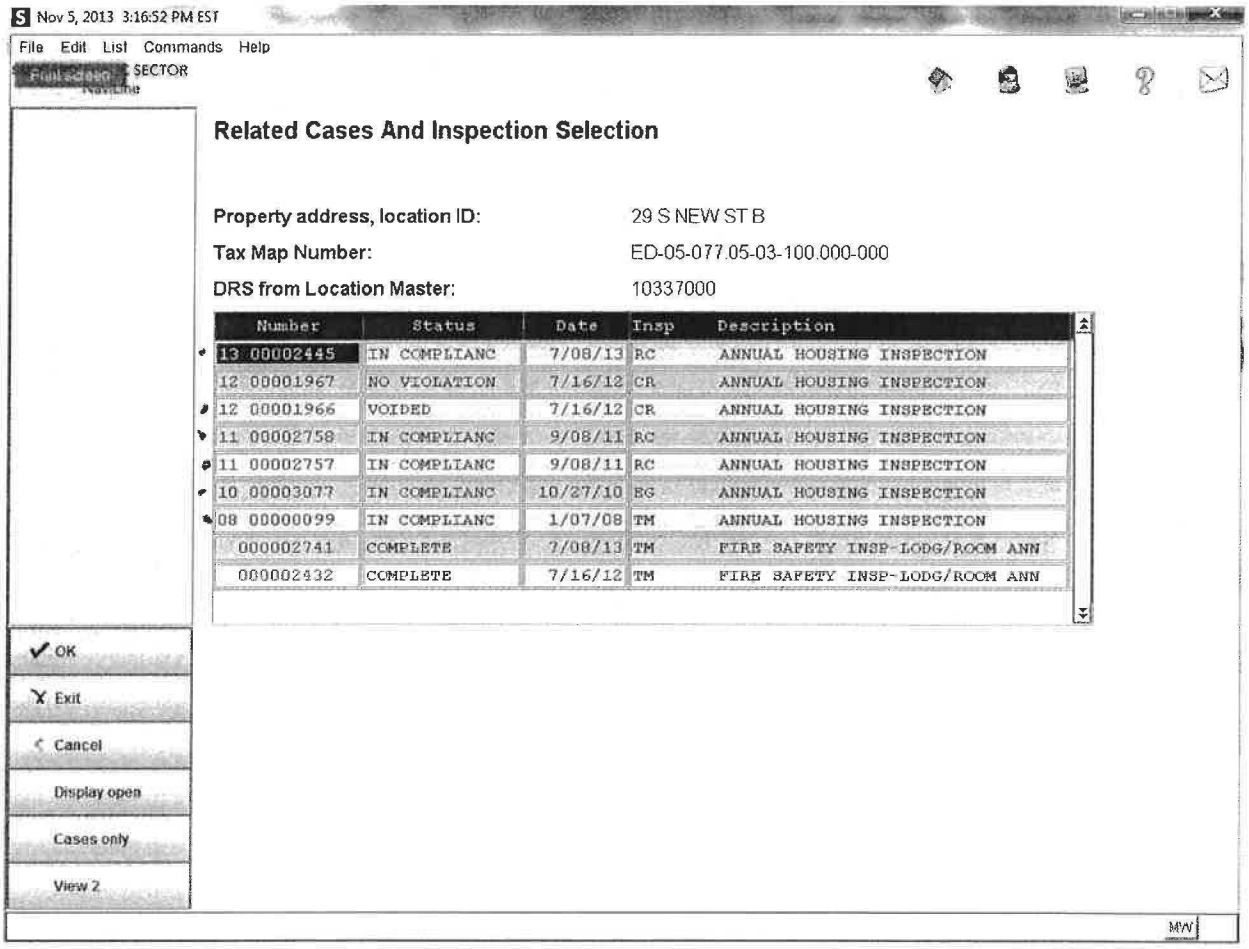
- Bathroom Ventilation
- Install Window Screens
- Broken Window Panes

2010: Housing Inspection

- Leaking Roof
- Secure Plumbing Fixtures
- Install GFCI's
- Exterminate For Insects

2008: Housing Inspection

- Holes in Walls
- Provide Hot water
- Secure Plumbing Fixtures
- Install GFCI's
- Exposed Electrical Wires


Nov 5, 2013 3:16:52 PM EST
File Edit List Commands Help
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 29 S NEW ST B
Tax Map Number: ED-05-077.05-03-100.000-000
DRS from Location Master: 10337000
Number Status Date Insp Description
13 00002445 IN COMPLIANC 7/08/13 RC ANNUAL HOUSING INSPECTION
12 00001967 NO VIOLATION 7/16/12 CR ANNUAL HOUSING INSPECTION
12 00001966 VOIDED 7/16/12 CR ANNUAL HOUSING INSPECTION
11 00002758 IN COMPLIANC 9/08/11 RC ANNUAL HOUSING INSPECTION
11 00002757 IN COMPLIANC 9/08/11 RC ANNUAL HOUSING INSPECTION
10 00003077 IN COMPLIANC 10/27/10 EG ANNUAL HOUSING INSPECTION
08 00000099 IN COMPLIANC 1/07/08 TM ANNUAL HOUSING INSPECTION
000002741 COMPLETE 7/08/13 TM FIRE SAFETY INSP-LODG/ROOM ANN
000002432 COMPLETE 7/16/12 TM FIRE SAFETY INSP-LODG/ROOM ANN
OK
Exit
Cancel
Display open
Cases only
View 2
MW

29 S New St A

5 Code Enforcement Cases since 2008

2013: Housing Inspection

- Repair Weak Floor
- Water Damaged Wall
- Water Damaged Ceiling
- Faulty GFCI
- Exterminate for Insects
- Replace Interior Door Frame

2012: Housing Inspection

- Remove Double Cylinder Lock
- Mold/Mildew

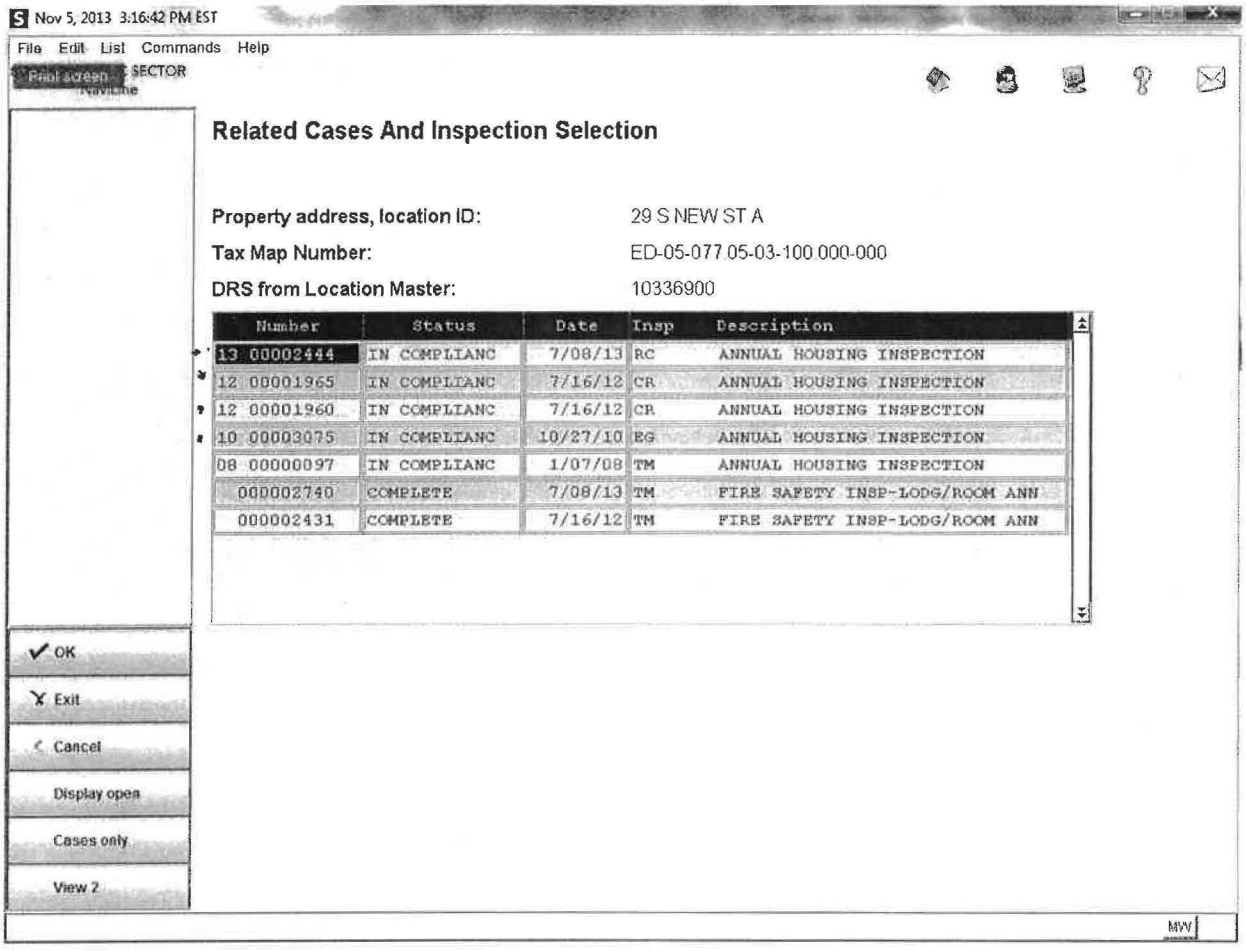
2012: Housing Inspection

2010: Housing Inspection

- Smoke Detectors
- Leaking Roof
- Water Damaged Walls
- Mold/Mildew
- Broken Window Glass
- Improper Plumbing Connection
- Exterminate for Insects

2008: Housing Inspection

- Smoke Detectors
- Weak Floors
- Repair Ceilings
- Illegal Padlock on Bedroom Door


Nov 5, 2013 3:16:42 PM EST
File Edit List Commands Help
Print screen
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 29 S NEW ST A
Tax Map Number: ED-05-077 05-03-100 000-000
DRS from Location Master: 10336900
Number Status Date Insp Description
13 00002444 IN COMPLIANC 7/08/13 RC ANNUAL HOUSING INSPECTION
12 00001965 IN COMPLIANC 7/16/12 CR ANNUAL HOUSING INSPECTION
12 00001960 IN COMPLIANC 7/16/12 CR ANNUAL HOUSING INSPECTION
10 00003075 IN COMPLIANC 10/27/10 EG ANNUAL HOUSING INSPECTION
08 00000097 IN COMPLIANC 1/07/08 TM ANNUAL HOUSING INSPECTION
000002740 COMPLETE 7/08/13 TM FIRE SAFETY INSP-LODG/ROOM ANN
000002431 COMPLETE 7/16/12 TM FIRE SAFETY INSP-LODG/ROOM ANN
OK
Exit
Cancel
Display open
Cases only
View 2
MW

29 S New St

15 Code Enforcement Cases since 2003

2013: Exterior Junk/Debris
2013: Housing Inspection
- Repair Wall Siding

2013: No Valid Rental Permit

2012: Housing Inspection
- Repair Fence
- Remove Unregistered Vehicles

2010: Housing Inspection
- Window Screens
- Address Numbers
- Rooming/Lodging License Required

2010: Vehicles Parked on Grass

2009: Vehicles Parked on Grass
2009: Unregistered Vehicles

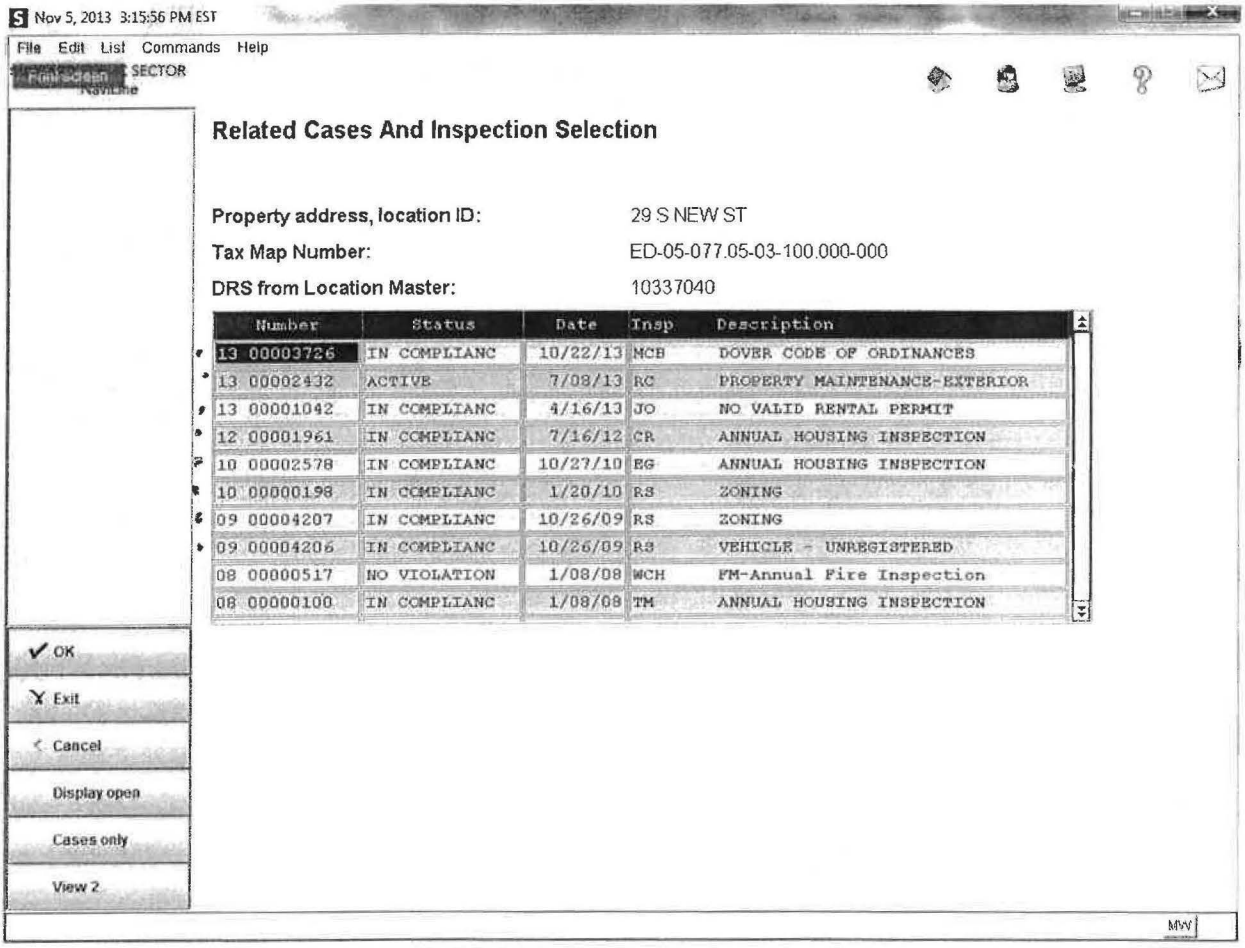
2008: Housing Inspection
- Smoke Detectors
- Install Window Glass
- Repair Window Screens
- Electrical Inspection Required
- Electrical Violations
- Install Window Screens
- Unregistered Vehicles

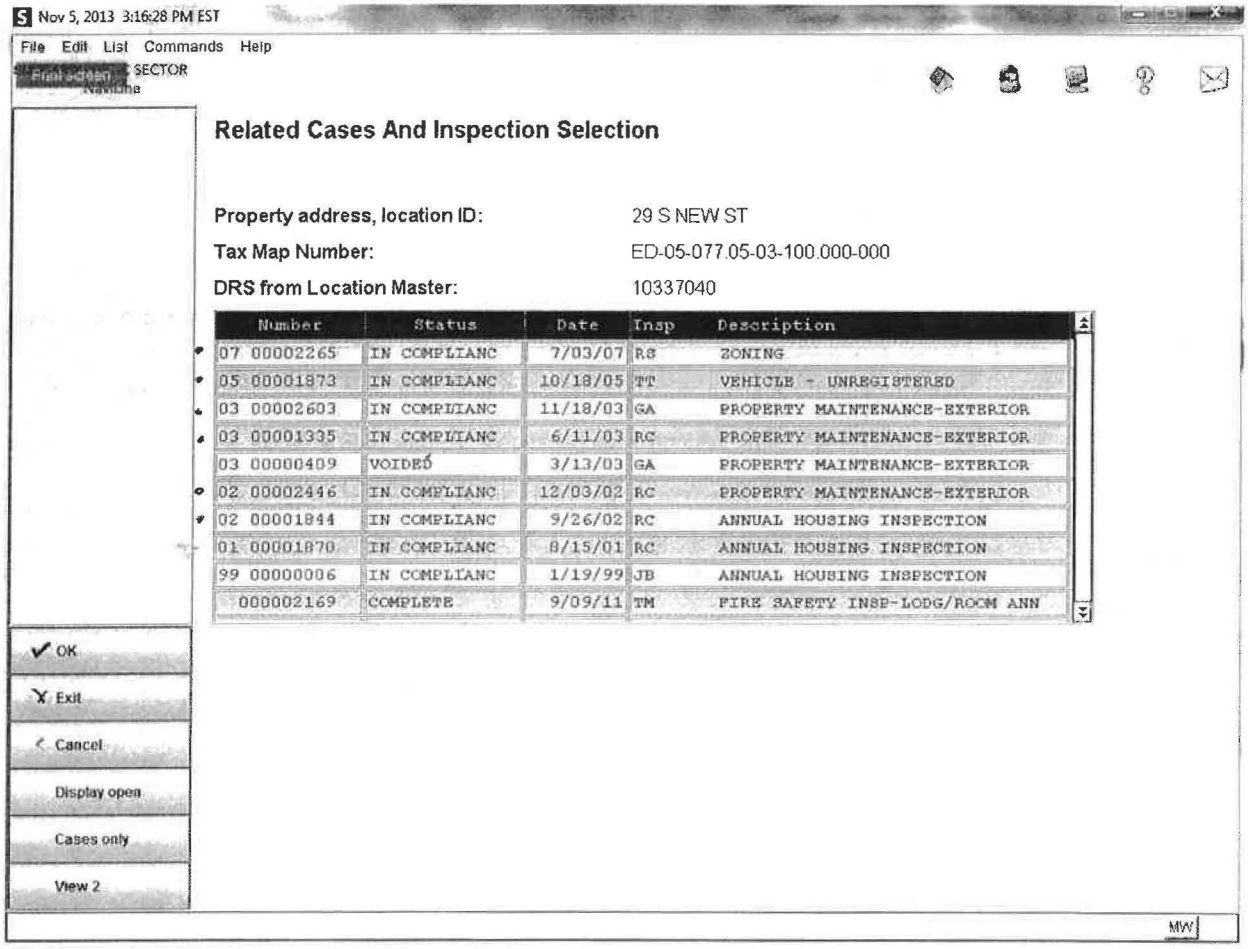
2007: Vehicles Parked on Grass

2005: Unregistered Vehicles

2003: Repair Exterior Siding
2003: Unregistered Vehicles

2002: Unregistered Vehicles
2002: Housing Inspection
- Broken Windows
- Smoke Detectors
- Exterior Woodwork
- Overgrowth & Exterior Junk/Debris


Nov 5, 2013 3:15:56 PM EST
File Edit List Commands Help
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 29 S NEW ST
Tax Map Number: ED-05-077.05-03-100.000-000
DRS from Location Master: 10337040
Number Status Date Insp Description
13 00003726 IN COMPLIANC 10/22/13 MCB DOVER CODE OF ORDINANCES
13 00002432 ACTIVE 7/08/13 RC PROPERTY MAINTENANCE-EXTERIOR
13 00001042 IN COMPLIANC 4/16/13 JO NO VALID RENTAL PERMIT
12 00001961 IN COMPLIANC 7/16/12 CR ANNUAL HOUSING INSPECTION
10 00002578 IN COMPLIANC 10/27/10 EG ANNUAL HOUSING INSPECTION
10 00000198 IN COMPLIANC 1/20/10 RS ZONING
09 00004207 IN COMPLIANC 10/26/09 RS ZONING
09 00004206 IN COMPLIANC 10/26/09 RS VEHICLE - UNREGISTERED
08 00000517 NO VIOLATION 1/08/08 WCH FM-Annual Fire Inspection
08 00000100 IN COMPLIANC 1/08/08 TM ANNUAL HOUSING INSPECTION
OK
Exit
Cancel
Display open
Cases only
View 2
MW


Nov 5, 2013 3:16:28 PM EST
File Edit List Commands Help
SECTOR
Related Cases And Inspection Selection
Property address, location ID: 29 S NEW ST
Tax Map Number: ED-05-077.05-03-100.000-000
DRS from Location Master: 10337040
Number Status Date Insp Description
07 00002265 IN COMPLIANC 7/03/07 RS ZONING
05 00001873 IN COMPLIANC 10/18/05 TT VEHICLE - UNREGISTERED
03 00002603 IN COMPLIANC 11/18/03 GA PROPERTY MAINTENANCE-EXTERIOR
03 00001335 IN COMPLIANC 6/11/03 RC PROPERTY MAINTENANCE-EXTERIOR
03 00000409 VOIDED 3/13/03 GA PROPERTY MAINTENANCE-EXTERIOR
02 00002446 IN COMPLIANC 12/03/02 RC PROPERTY MAINTENANCE-EXTERIOR
02 00001844 IN COMPLIANC 9/26/02 RC ANNUAL HOUSING INSPECTION
01 00001870 IN COMPLIANC 8/15/01 RC ANNUAL HOUSING INSPECTION
99 00000006 IN COMPLIANC 1/19/99 JB ANNUAL HOUSING INSPECTION
000002169 COMPLETE 9/09/11 TM FIRE SAFETY INSP-LODG/ROOM ANN
OK
Exit
Cancel
Display open
Cases only
View 2
MW