

Notice Order - Owner

Case: 18130115-3

InspectionDate: 02/17/2014

THE FOLLOWING CODE DEFICIENCIES MUST BE CORRECTED WITHIN THE TIME(S) SHOWN:

Order: R1

CORRECT CITED ROUTINE VIOLATIONS WITHIN THIRTY (30) DAYS.

Code: 1101 **References:** 102.5

ALL REPAIRS, CORRECTIONS, MAINTENANCE WORK, ALTERATIONS, OR INSTALLATIONS REQUIRED TO CORRECT CODE VIOLATIONS SHALL BE DONE IN AN ACCEPTABLE, WORKMANLIKE MANNER.

Code: 2303 **References:** 303.14 & 303.14.1

PAINT, CAULK, AND GLAZE ALL WINDOWS AND WINDOW TRIM AS NEEDED.

Code: 2305 **References:** 303.14.2

MAINTAIN ALL WINDOWS IN AN OPENABLE CONDITION.

Code: 2307 **References:** 303.14 & 303.14.2

REPAIR OR REPLACE WINDOW LOCKS AND ASSOCIATED WINDOW HARDWARE.

Code: 2309 **References:** ORD. 339-99 SEC. 303.15 & 304.15

PROVIDE WINDOW SCREENS AS NEEDED, DURING THE PERIOD FROM APRIL 1 TO DECEMBER 1.

Code: 2401 **References:** 303.14

REPAIR OR REPLACE EXTERIOR DOOR CASINGS AND FRAMES WHERE BROKEN, ROTTED, CRACKED, OR OTHERWISE DETERIORATED.

Code: 2408 **References:** 304.16

MAINTAIN ALL EXTERIOR DOORS IN A WEATHERTIGHT CONDITION, CAPABLE OF BEING LOCKED AND SECURED.

Code: 2501 **References:** 303.8

REPAIR OR REPLACE ALL ROTTED, DAMAGED, OR MISSING WOOD ON THE CORNICE. TO MATCH THE EXISTING CORNICE.

Code: 2502 **References:** 303.8

REANCHOR ALL LOOSE TRIM, BRACKETS, AND MOLDINGS TO THE CORNICE.

Code: 2804 **References:** 303.12

REPOINT MORTAR JOINTS IN EVERY CHIMNEY WHERE MORTAR IS LOOSE, CRACKED, OR MISSING.

Code: 2901 **References:** 303.8

REPAIR, REPLACE, OR REMOVE ANY SHUTTERS WHERE ROTTED, DAMAGED, OR MISSING.

Code: 3102 **References:** 304.2 & 304.3

REPAIR OR REPLACE ANY SUBFLOORING WHERE ROTTED, BROKEN, DAMAGED, SAGGING, MISSING, OR OTHERWISE DETERIORATED.

Code: 3104 **References:** 304.1 & 304.3

REPAIR OR REPLACE THE FINISH FLOORING WHERE BROKEN, DAMAGED, BUCKLED, WARPED, UNSANITARY, UNEVEN, OR OTHERWISE DETERIORATED.

Code: 3106 **References:** 304.1 & 304.3

REPAIR ALL DAMAGED FLOOR COVERING TO CORRECT HOLES, TEARS, GAPS, AND LOOSE OR RAVELED EDGES.

Code: 3109 **References:** ORD. 339.99 SEC. 504.4

THE TOILET ROOM/BATHROOM FINISH FLOORING MUST BE A MOISTURE RESISTANT MATERIAL TO PREVENT DECAY OF THE SUBFLOORING AND FLOOR FRAMING TIMBERS.

Code: 3201 **References:** 304.3

REMOVE ALL WALL PLASTER OR DRYWALL WHERE LOOSE, SAGGING, INADEQUATELY ANCHORED, OR OTHERWISE IN DANGER OF COLLAPSING AND REPLACE WITH NEW WALL FINISH COVERING.

Tuesday, February 25, 2014

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CORRECT CITED ROUTINE VIOLATIONS WITHIN THIRTY (30) DAYS.

Code: 3202 **References:** 304.3

REPAIR OR REPLACE ALL WALL PLASTER OR DRYWALL WHERE LOOSE, CRACKED, BROKEN, MISSING, OR OTHERWISE DETERIORATED.

Code: 3211 **References:** 304.3

PREPARE AND PAINT ALL WALL PLASTER OR DRYWALL WHERE PEELING, UNSANITARY, UNPAINTED, MILDEWED, OR OTHERWISE IN NEED OF FINISH COATING.

Code: 3301 **References:** 304.3

REMOVE ALL CEILING PLASTER OR DRYWALL WHERE LOOSE, SAGGING, INADEQUATELY ANCHORED, OR OTHERWISE IN DANGER OF COLLAPSING, AND REPLACE WITH NEW CEILING COVERING MATERIALS.

Code: 3302 **References:** 304.3

REPAIR OR REPLACE ALL CEILING PLASTER OR DRYWALL WHERE LOOSE, CRACKED, BROKEN, MISSING, OR OTHERWISE DETERIORATED.

Code: 3306 **References:** 304.3

PREPARE AND PAINT ALL CEILING PLASTER OR DRYWALL WHERE PEELING, UNSANITARY, UNPAINTED, MILDEWED, OR OTHERWISE IN NEED OF FINISH COATING.

Code: 3404 **References:** 702.9 & NBC 1021.3

PROVIDE HANDRAILS FOR EVERY INTERIOR STAIRWAY MORE THAN FOUR RISERS HIGH. HANDRAILS MUST BE BETWEEN 30" & 42" HIGH.

Code: 4116 **References:** 304.1 & 404.7

REPAIR OR REPLACE THE KITCHEN CABINETS WHERE BROKEN OR DAMAGED. REPAINT IF NEEDED.

Code: 4117 **References:** 304.1

THE KITCHEN CABINETS ARE UNSANITARY AND MUST BE CLEANED OR REPLACED TO CORRECT THE UNSANITARY CONDITIONS.

Code: 5304 **References:** 504.1

THE TOILET FIXTURE IS CRACKED, UNSANITARY, OR OTHERWISE DETERIORATED AND MUST BE REPLACED WITH A NEW TOILET FIXTURE. REPLACE THE TANK LID IF MISSING OR BROKEN.

Code: 5307 **References:** 504.1

THE BATH SINK FIXTURE IS CRACKED, UNSANITARY, OR OTHERWISE DETERIORATED AND MUST BE REPLACED WITH A NEW FIXTURE.

Code: 5401 **References:** 504.1 & 506.2

REPAIR OR REPLACE ANY SINK DRAIN TRAPS WHERE LEAKING, CLOGGED, LOOSE, MISSING, OR OTHERWISE IMPROPERLY FUNCTIONING.

Code: 6107 **References:** 603.1 & 603.2

ALL OWNER PROVIDED KITCHEN APPLIANCES MUST BE PROPERLY INSTALLED AND MAINTAINED IN PROPER OPERATING CONDITION, INCLUDING REFRIGERATORS, STOVES, DISHWASHERS, AND GARBAGE DISPOSALS.

Code: 6109 **References:** ORD. 339-99 304.15 & 339-99 SEC. 602.5

EVERY OCCUPANCY MUST BE PROVIDED WITH EITHER AIR CONDITIONING FACILITIES OR WINDOW AND DOOR SCREENS ADEQUATE TO PROVIDE FOR INSECT FREE SPACE VENTILATION. MAKE PROVISION FOR ONE OF THESE ALTERNATIVES.

Code: 6201 **References:** ORD. 339-99 SEC. 602.2.1

OWNER SHALL FURNISH HEAT CAPABLE OF MAINTAINING MIN. 65 DEG F BETWEEN 6:30 AM & 10:30 PM & 60 DEG F DURING OTHER HOURS IN EVERY OCCUPANCY FROM OCT. 1 TO MAY 15, EXCEPT WHEN SUPPLIED HEAT IS THE WRITTEN RESPONSIBILITY OF THE OCCUPANT.

Code: 7301 **References:** 605.1

ALL ELECTRIC FIXTURES MUST BE PROPERLY INSTALLED AND FIRMLY ATTACHED TO THE MOUNTING SURFACE. REPAIR ALL FIXTURES AS NEEDED.

Order: R1

CORRECT CITED ROUTINE VIOLATIONS WITHIN THIRTY (30) DAYS.

Code: 7307 **References:** 604.3

REPLACE ALL LOOSE, BROKEN, OR MISSING FACE PLATE COVERS AT OUTLETS AND SWITCHES.

Code: 7310 **References:** ORD. 339-99 SEC. 605.2 & NEC 210-8A6

ALL ELECTRICAL OUTLETS LOCATED WITHIN SIX (6) FEET OF THE KITCHEN SINK MUST BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER.

Code: 7311 **References:** ORD. 339-99 SEC. 605.2 & NEC 210-8A1

ALL ELECTRICAL OUTLETS LOCATED WITHIN A BATHROOM MUST BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER.

Code: 9104 **References:** 306.1

TAKE ANY REQUIRED MEASURES TO PREVENT THE CONTINUING OCCURRENCE OF PEST INFESTATION.

Notice Order - Owner

Case: 18130115EMER

InspectionDate: 02/18/2014

THE FOLLOWING CODE DEFICIENCIES MUST BE CORRECTED WITHIN THE TIME(S) SHOWN:

Order: E1

CORRECT EMERGENCY VIOLATIONS WITHIN TWENTY-FOUR (24) HOURS.

Code: 1101 *References:* 102.5

ALL REPAIRS, CORRECTIONS, MAINTENANCE WORK, ALTERATIONS, OR INSTALLATIONS REQUIRED TO CORRECT CODE VIOLATIONS SHALL BE DONE IN AN ACCEPTABLE, WORKMANLIKE MANNER.

Code: 5103 *References:* 505.3

THERE IS NO WATER SERVICE FOR THE DWELLING UNIT. PROVIDE OR RESTORE WATER SERVICE.

Code: 6201 *References:* ORD. 339-99 SEC. 602.2.1

OWNER SHALL FURNISH HEAT CAPABLE OF MAINTAINING MIN. 65 DEG F BETWEEN 6:30 AM & 10:30 PM & 60 DEG F DURING OTHER HOURS IN EVERY OCCUPANCY FROM OCT. 1 TO MAY 15, EXCEPT WHEN SUPPLIED HEAT IS THE WRITTEN RESPONSIBILITY OF THE OCCUPANT.

REPAIR NOTICE (cont.)

WITH REGARD TO THE CONDITIONS ABOVE, WE WANT YOU TO KNOW THE FOLLOWING:

1. IT SHALL BE UNLAWFUL FOR YOU TO DISPOSE OF SAID UNIT OR STRUCTURE TO ANOTHER UNTIL THE PROVISIONS OF THE NOTICE HAVE BEEN COMPLIED WITH, OR UNTIL YOU FURNISH THE BUYER, TRANSFEREE, MORTGAGEE, LESSEE, OR GRANTEE A COPY OF THE NOTICE AND HE/SHE FURNISHES THE CODE OFFICIAL A SIGNED AND NOTARIZED STATEMENT ACKNOWLEDGING RECEIPT OF THE NOTICE, FULLY ACCEPTING THE RESPONSIBILITY WITHOUT CONDITION FOR MAKING THE CORRECTIONS AND REPAIRS REQUIRED BY THE NOTICE.

THE INFORMATION AND FORMS CONCERNING THE TRANSFER OF OWNERSHIP MAY BE OBTAINED FROM THIS OFFICE.

2. IF YOU FAIL TO COMPLY WITH THIS NOTICE YOU MAY BE SUBJECT TO PROSECUTION UNDER SECTION PM 106.3 OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF LEXINGTON-FAYETTE URBAN COUNTY.
3. FAILURE TO BOARD AND SECURE SUCH STRUCTURE IF ORDERED, SHALL CAUSE THE CODE OFFICIAL TO BOARD AND SECURE THE PROPERTY AND A LIEN SHALL BE PLACED AGAINST THE PROPERTY FOR THE COSTS.
4. IT WILL BE NECESSARY TO OBTAIN ALL REQUIRED PERMITS FROM THE OFFICE OF BUILDING INSPECTION, 2nd FLOOR 101 EAST VINE STREET, LEXINGTON, KY 40507.
5. APPEALS PROCEDURE: YOU MAY, WITHIN TWENTY (20) DAYS OF RECEIPT OF THIS NOTICE, FILE AN APPEAL WITH THE DIVISION OF CODE ENFORCEMENT. IF YOU FAIL TO APPEAL THIS NOTICE WITHIN TWENTY (20) DAYS, YOU HAVE WAIVED THE RIGHT TO CONTEST THE NOTICE, AND THE NOTICE OF VIOLATION IS FINAL.
6. IF YOU FAIL TO COMPLY WITH THIS NOTICE OR CORRECT THE VIOLATION, A CIVIL PENALTY OF \$100.00 TO \$2,000.00 SHALL BE IMPOSED OR NOTICE OF POSSIBLE CRIMINAL ACTION.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US AT 258-3270.

THANK YOU IN ADVANCE FOR YOUR COOPERATION IN MAKING THESE IMPROVEMENTS WHICH WILL MAINTAIN THE VALUE OF YOUR PROPERTY AS WELL AS MAKE YOUR COMMUNITY A BETTER PLACE IN WHICH TO LIVE.

SINCERELY,



JAMES A FAWCETT
CODE ENFORCEMENT OFFICER
(859) 258-3272

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