



CITY OF NAPOLEON

Building & Zoning Division

255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545

Phone: 419-592-4010 - Fax: 419-599-8393

BUILDING & ZONING DIVISION

7/15/2008

Don Elliott
13525 CR 1
Swanton, OH

Building Administrator
Building
Commissioner
Tom Zimmerman

RE: 618 W Main St.

Don Elliott,

On 7/15/2008 an exterior inspection was performed of the property, located at 618 W Main St. There have been several complaints received in my office in regards to the condition of said property which had prompted this inspection.

Napoleon is required to use the BOCA National Property Maintenance Code 1996 for property maintenance requirements, per the City of Napoleon Ordinances.

After inspection of said property I have determined that the property is in violation of the following sections of the above stated code, and must be addressed by **5 days after receipt of this letter:**

PM 303.3 4 Weeds:- all grass and vegetation over 10".

Any holes in the foundation, windows or doors that are open must be closed or boarded.

The following must be addressed by **November 1 2008,**

PM 303.3* (sidewalks and driveways), 304.1*(General), 304.2*(exterior painting), 304.4*(structural members), 304.5* (foundation walls), 304.6*(exterior walls), 304.7*(roofs and drainage), 304.8*(decorative features), 304.9*(overhang extensions), 304.14*(window & door frames), 304.14.1*(glazing).

The plumbing, electric and mechanical will need to be inspected for compliance with above stated code after utilities are turned on before the house can be occupied.

All proper permits must be applied for and inspected. A final inspection will be conducted in order for all violations to be considered corrected. Failure to comply by said dates would be a misdemeanor of the third degree as stated in 1311.03 of the City of Napoleon Codified Ordinances.

Thank you for your prompt attention to the above matters.

Cordially,

Tom Zimmerman
Building & Zoning Inspector

PM 303.3 Sidewalks & Driveways: (in the public right-away) All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

PM 304.1-General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

PM 304.2-Exterior painting: All wood and metal surfaces, including but not limited to window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

PM 304.4- Structural members: All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

PM 304.5- Foundation walls: All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of vermin.

PM 304.6-Exterior walls: All exterior walls shall be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

PM 304.7-Roofs and drainage: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

PM 304.8-Decorative features: All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with property anchorage and in a safe condition.

PM 304.9- Overhang extensions: All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM 304.14-Window and door frames: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.14.1-Glazing: All glazing materials shall be maintained free from cracks and holes.