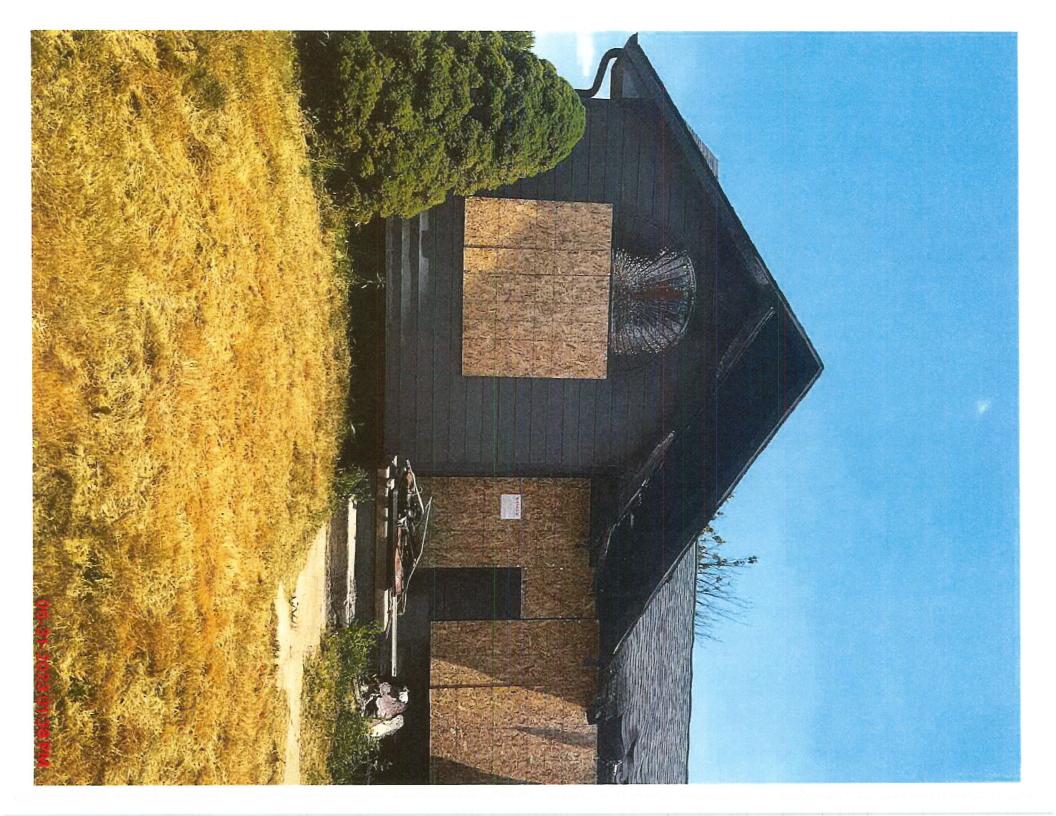
Roll Cal	II Nun	nber	. .		Agenda Item Number 53 C
Date July 17	7, 2023		-		
		ABATI	EMENT	T OF PUB	SLIC NUISANCE AT 2431 SE 18 th CT
representati	ves of	the City	y of D	es Moines	at 2431 SE 18 th Ct, Des Moines, Iowa, was inspected by s who determined that the main structure in its present health and safety but is also a public nuisance; and
Electronic F	Registra	tion Sys	stems, l	nc. and V	on M. Rodriguez, and the Mortgage Holders, Mortgage Veridian Credit Union, were notified more than thirty days and as of this date have failed to abate the nuisance.
NOV MOINES, I		REFOR	E, BE	IT RESOL	LVED BY THE CITY COUNCIL OF THE CITY OF DES
Official Pla	t, now	include	d in an	d forming	ate legally described as Lot 38 in WOODS PARK, an g a part of the City of Des Moines, Polk County, Iowa, previously been declared a public nuisance;
authorized to nuisance and	o file a	n action	in dis	trict court fail to abat	gh Special Counsel Ahlers & Cooney, P.C., is hereby to obtain a decree ordering the abatement of the public te the nuisance, as ordered, that the matter may be referred ill take all necessary action to demolish and remove said
					Moved byto adopt.
FORM APP. Kristine Stor Ahlers & Co	ne, Spe	cial Cou		-	Seconded by
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					I, LAURA BAUMGARTNER, City Clerk of said
BOESEN	<u> </u>	-	-		City hereby certify that at a meeting of the City
GATTO		-	-		Council of said City of Des Moines, held on the
MANDELBAUM			-		above date, among other proceedings the above
SHEUMAKER		 	-	-	was adopted.
VOSS		-	-		IN WITNESS WHEREOF, I have hereunto set my
WESTERGAARD		-	-		hand and affixed my seal the day and year first
TOTAL MOTION CARRIED			API	PROVED	above written.
					· ·
			1	Mayor	City Clerk

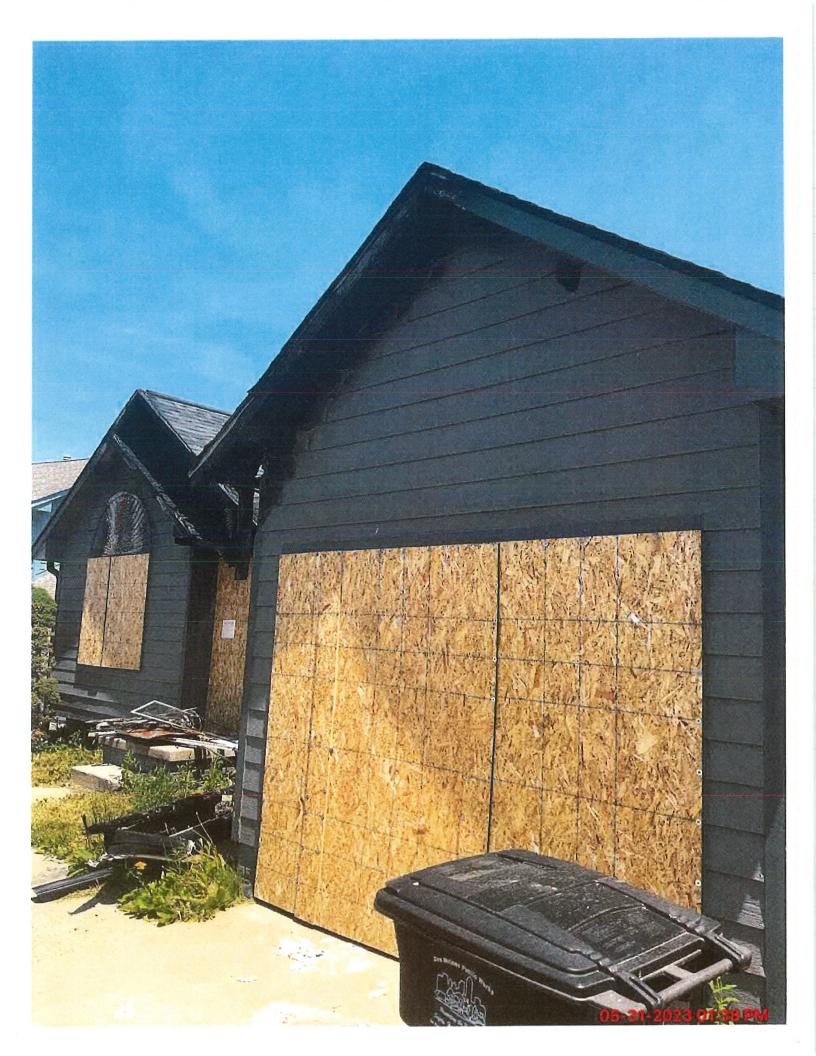
Mayor

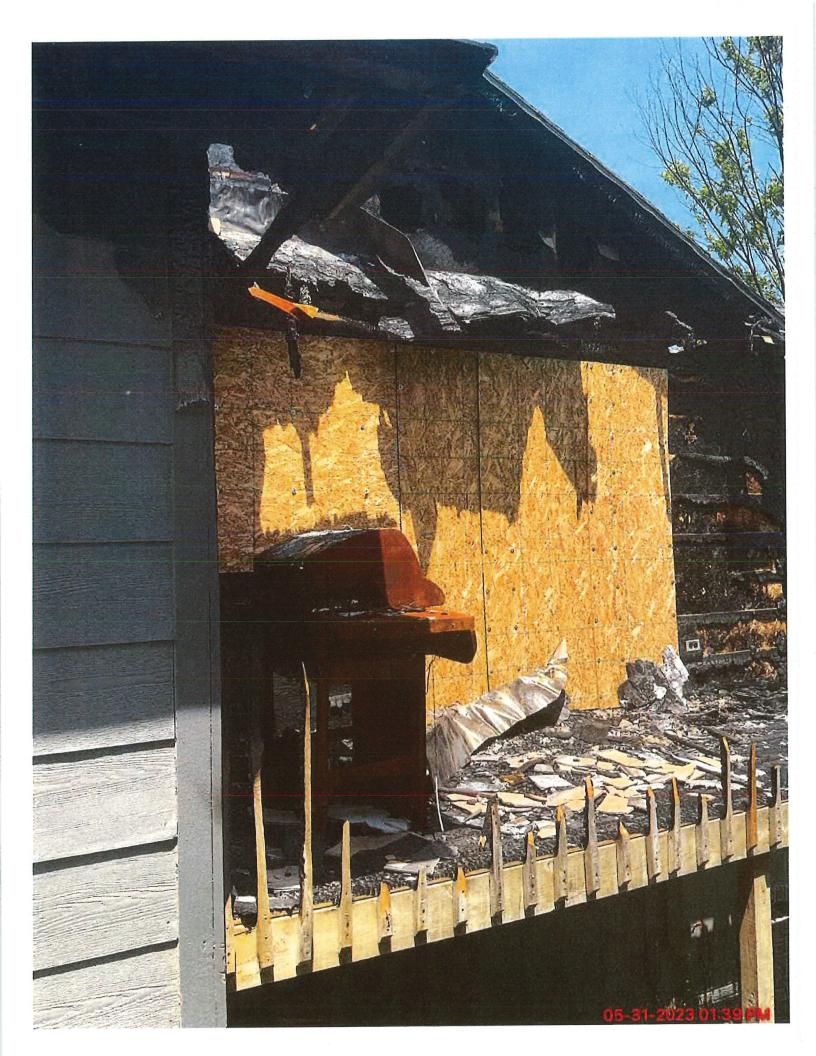














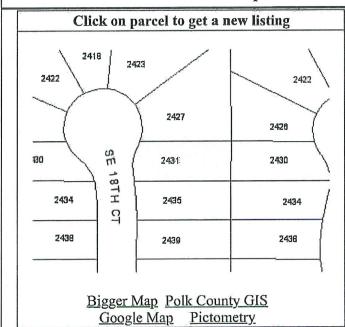


Polk County Assessor

111 Court Avenue #195 Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386 polkweb@assess.co.polk.ia.us

Location						
Address	2431 SE 18TH CT					
City	DES MOINES	Zip	50320	Jurisdiction	Des Moines	
District/Parcel	010/05983-638-000	Geoparcel	7824-14-401-049	Status	<u>Active</u>	
School	Des Moines	Nbhd/Pocket	DM22/Z	Tax Authority Group	DEM-C-DEM- 77131	
Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286- 3011			

Map and Current Photos - 1 Record





Historical Photos

Ownership - 1 Record					
Ownership	Num	Name	Recorded	Book/Page	
Title Holder	1	RODRIGUEZ, AARON M	2020-11-24	<u>18213/840</u>	

Legal Description and Mailing Address

LOT 38 WOODS PARK

AARON M RODRIQUEZ 2431 SE 18TH CT DES MOINES, IA 50320-1295

Current Values

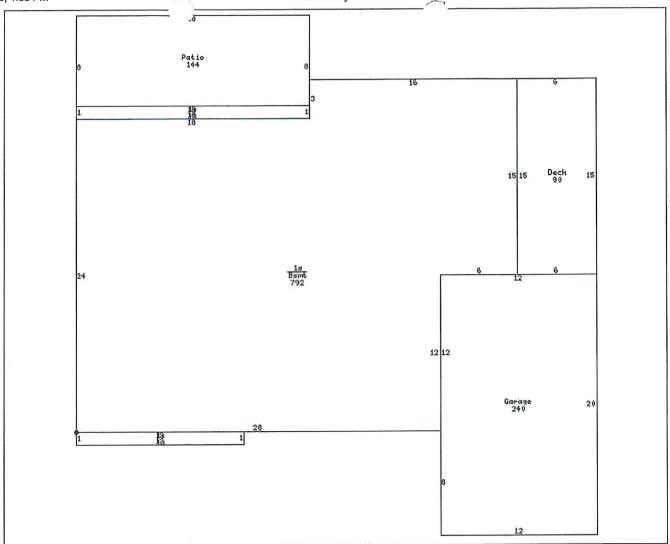
Туре	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$27,000	\$132,400	\$159,400

Market Adjusted Cost Report

Auditor Adjustments to Value

Category	Name	Information
2022 Homestead Credit	RODRIGUEZ, AARON M	Application #428532

1:53 PM	A STATE OF THE PARTY OF THE PAR	Polk Go	ounty Assessor	010/05983-6	538-000	
	-	Zoning	- 1 Record			
Zoning	Γ	Description		SF	Assessor Zoning	
N2B	N2b Neighborho				Reside	ential
City of Des Moi	nes Community De	evelopment Plan	ning and U	rban Des	ign 515 283-4182	(2012-03-20)
		L	and			
Square Fe	et 6,153	Acres		0.141	Year Platted	i 1990
Topograph	y Normal	Shape	Recta	ingular	Vacancy	y No
Unbuildab	le No					
		Residen	ces - 1 Reco	rd		
		Resid	lence #1			
Occupano	y Single Family	Residen Ty	pe 1	Story	Building Style	Ranch
Year Bui	lt 1992	Numb Famil		1	Grade	4+05
Conditio	n Above Normal	Total Squa Foot Livi Ar		823	Main Living Area	823
Attache Garage Squar Foo	e 240	Basement Ar	rea	792	Finished Basement Area 1	500
Finishe Basemer Quality	nt Cuarters	To Baseme Fin	ent	500	Deck Area	90
Patio Are	a 144	Foundati	on Co	oncrete Block	Exterior Wall Type	Hardboard
Roof Typ	e Gable	Roof Mater		Asphalt Shingle	Heating	Gas Forced Air
Ai Conditionin	- 1 1/1/1	Numb Bathroo		2	Bedrooms	3
Room	is 5					



Sales - 4 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
GUNN, TYRAY	RODRIGUEZ, AARON M	2020-11-23	\$159,000	Deed	18213/840
DAVIDSON, LISA K	GUNN, LISA K.	2008-07-25	\$127,380	Deed	12748/846
HARRIS, JOSEPH A	DAVIDSON, LISA K.	<u>1997-10-07</u>	\$89,000	Deed	7747/913
CLARKE COMPANY, LTD	HARRIS, JOSEPH A	1993-04-21	\$80,300	Deed	<u>6766/441</u>

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
MIDGORDEN, JENNIFER	RODRIGUEZ, AARON	2022-10-13	2022-10-19	Quit Claim Deed	19302/588

			" Married		
Grantor	Grantee	Instrument Date	Recordi. Date	Instrument Type	Book/Pg
GUNN, TYRAY TERRELL, LINDA	RODRIGUEZ, AARON M	2020-11-23	2020-11-24	Warranty Deed	<u>18213/840</u>

Permits - 1 RecordYearTypePermit StatusApplicationReasonReason11993PermitComplete1992-05-21New House

Historical Values

Yr	Туре	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$27,000	\$132,400	\$159,400
2019	Assessment Roll	Residential	Full	\$24,200	\$118,200	\$142,400
2017	Assessment Roll	Residential	Full	\$19,800	\$98,200	\$118,000
2015	Assessment Roll	Residential	Full	\$17,800	\$89,300	\$107,100
2013	Assessment Roll	Residential	Full	\$17,100	\$86,900	\$104,000
2011	Assessment Roll	Residential	Full	\$18,000	\$93,500	\$111,500
2009	Assessment Roll	Residential	Full	\$18,700	\$95,400	\$114,100
2007	Assessment Roll	Residential	Full	\$19,200	\$98,200	\$117,400
2005	Assessment Roll	Residential	Full	\$18,700	\$92,100	\$110,800
2003	Assessment Roll	Residential	Full	\$17,350	\$86,120	\$103,470
2001	Assessment Roll	Residential	Full	\$12,650	\$82,610	\$95,260
1999	Assessment Roll	Residential	Full	\$11,140	\$76,970	\$88,110
1998	Assessment Roll	Residential	Full	\$10,790	\$74,580	\$85,370
1997	Assessment Roll	Residential	Full	\$10,790	\$66,400	\$77,190
	A. E. A. M.		Adj	\$10,790	\$0	\$10,790
1995	Assessment Roll	Residential	Full	\$9,890	\$66,400	\$76,290
			Adj	\$9,890	\$0	\$9,890
1993	Assessment Roll	Residential	Full	\$8,600	\$66,400	\$75,000
	4	P	Adj	\$8,600	\$0	\$8,600
1992	Assessment Roll	Residential	Full	\$70	\$0	\$70
1992	Was Prior Year	Residential	Full	\$70	\$0	\$70

This template was last modified on Thu Jun 3 19:39:49 2021.





City of Des Moines 400 Robert D. Ray Drive Des Moines, IA 50309 Case Number: NUIS-2023-000017

Notice of Violation

Case Type: Public Nuisance
Case Opened: 02/03/2023
Date of Notice: 03/16/2023
Date of Inspection: 03/07/2023

VERIDIAN CREDIT UNION 1827 ANSBOROUGH RD WATERLOO IA 50701

Address of Property:

2431 SE 18TH CT, DES MOINES IA 50320

Parcel Number:

782414401049

Legal Description:

LOT 38 WOODS PARK

Upon inspection of the property located at and locally knows as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation Corrective Action Compliance

Due Date

Page 1 of 7

60-191 - Vacation and Abatement

Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.

60-192(13) - Unsafe and Dangerous Structure or Premise

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.

Vacate the structure.

03/21/2023

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

60-192(17) - Unsafe and Dangerous Structure or Premise

Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

60-192(21) - Unsafe and Dangerous Structure or Premise

Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

03/21/2023

60-192(23) - Unsafe and Dangerous Structure or Premise

Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

03/21/2023

MAIN STRUCTURE THROUGHOUT

*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

03/21/2023

60-192(24) - Unsafe and Dangerous Structure or Premise

Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

*HAVE Α LICENSED **MECHANICAL ENTIRE INSPECT** THE CONTRACTOR MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE **MECHANICAL** BY Α LICENSED CONTRACTOR.

03/21/2023

60-192(25) - Unsafe and Dangerous Structure or Premise

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

03/21/2023

60-192(26) - Unsafe and Dangerous Structure or Premise

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

60-192(27) - Unsafe and Dangerous Structure or Premise

components are not Where anv maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 114.1.1 of the International Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 114.2 of the International Fire Code.

60-194 - Defacing and Removing PlacardNo person shall deface or remove the placard, except as authorized by the administrator.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

03/21/2023

Replace or restore defaced or removed placard.

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, lowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

required, unless otherwise stated.

Compliance

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

Scott Clauson

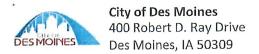
Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

(515) 669-8231

SAClauson@dmgov.org



Case Number: NUIS-2023-000017

Notice of Violation Case Type: Public Nuisance
Case Opened: 02/03/2023
Date of Notice: 03/16/2023

Date of Inspection: 03/07/2023

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC C/O GENPACT MERS MAILROOM 1901 E VORHEES ST STE C DANVILLE IL 61834

Address of Property:

2431 SE 18TH CT. DES MOINES IA 50320

Parcel Number:

782414401049

Legal Description:

LOT 38 WOODS PARK

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Violation Corrective Action Compliance
Due Date

Page 1 of 7

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60-192(13) - Unsafe and Dangerous Structure or Premise

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.

Vacate the structure.

03/21/2023

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

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03/21/2023

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03/21/2023

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03/21/2023

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03/21/2023

Replace or restore defaced or removed placard.

Violation	Corrective Action				Due Date
60-195 - Emergency Measures to Vacate If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.	Immediately vacastructure.	ate the	building	or	03/21/2023
135-2 C - Outbuilding and Detached Garage A fully enclosed building on a lot the is detached from the principal structure on the same lot. A principal structure is	Remove the outb garage should th removed.				03/21/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, lowa.

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If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Compliance

required, unless otherwise stated.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

Scott Clauson

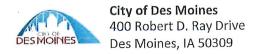
Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

(515) 669-8231

SAClauson@dmgov.org



Case Number: NUIS-2023-000017

Notice of Violation

Case Type: Public Nuisance
Case Opened: 02/03/2023
Date of Notice: 02/09/2023
Date of Inspection: 02/07/2023

AARON M RODRIGUEZ 2431 SE 18TH CT DES MOINES IA 50320

Address of Property:

2431 SE 18TH CT, DES MOINES IA 50320

Parcel Number:

782414401049

Legal Description:

LOT 38 WOODS PARK

Upon inspection of the property located at and locally knows as the Address of Property shown above, located in Des Moines, lowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, lowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the time set out in this notice (below under "Compliance Due Date") to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation Corrective Action Compliance

Due Date

NUIS-2023-000017 Page 1 of 7

60-191 - Vacation and Abatement

Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.

60-192(13) - Unsafe and Dangerous Structure or Premise

Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.

Vacate the structure.

03/21/2023

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

03/21/2023

60-192(17) - Unsafe and Dangerous Structure or Premise

Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

60-192(21) - Unsafe and Dangerous Structure or Premise

Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

MAIN STRUCTURE THROUGHOUT

*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

60-192(23) - Unsafe and Dangerous Structure or Premise

Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or incapable of supports all nominal loads and resisting all load effects.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

03/21/2023

MAIN STRUCTURE THROUGHOUT

*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

*UNABLE TO GAIN ACCESS INTO STRUCTURE, POSSIBLE MORE VIOLATIONS EXIST.

03/21/2023

60-192(24) - Unsafe and Dangerous Structure or Premise

Mechanical equipment, appliances, fireplaces, boilers, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

*HAVE Α LICENSED **MECHANICAL** CONTRACTOR INSPECT THE **ENTIRE** MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE **LICENSED** MECHANICAL BY Α CONTRACTOR.

03/21/2023

60-192(25) - Unsafe and Dangerous Structure or Premise

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

03/21/2023

60-192(26) - Unsafe and Dangerous Structure or Premise

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

60-192(27) - Unsafe and Dangerous Structure or Premise

Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 114.1.1 of the International Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 114.2 of the International Fire Code.

60-194 - Defacing and Removing Placard No person shall deface or remove the

placard, except as authorized by the administrator.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

Repair or replace to eliminate conditions that create a nuisance or a violation in a workmanlike manner with permits as required.

03/21/2023

Replace or restore defaced or removed placard.

Violation	Corrective Action	Due Date
60-195 - Emergency Measures to Vacate If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or		or 03/21/2023
dangerous equipment. 135-2 C - Outbuilding and Detached Garage A fully enclosed building on a lot the is detached from the principal structure on the same lot. A principal structure is	Remove the outbuilding and/or detached garage should the primary structure by removed.	

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

required, unless otherwise stated.

Compliance

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

Scott Clauson

Neighborhood Inspector Neighborhood Services

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