



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Fax: (734) 994-8460
cstrong@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

September 3, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Louis M. Feigelson
P.O. Box 7262
Ann Arbor, MI 48107

Re: 111 South Main Street, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-29-132-014

Dear Mr. Feigelson:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address. The property is more fully described in the Assessor's Records as follows:

N 21.5 FT LOT 5 B1S R4E ORIGINAL PLAT OF ANN ARBOR

This letter is to provide notice that the City finds that the building on the property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 1-7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render the building[s] dangerous include, but are not limited to, the following:

- significant water damage to the structure
- saturation of the plywood flooring throughout the visible portions of the west 60' and damage to floor joists
- large tree growing from the roof
- framing around tree is severely damaged

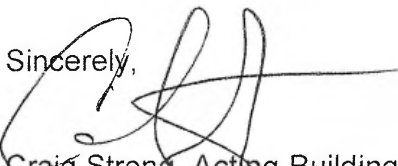
- majority of plywood subfloor is damaged beyond repair due to water saturation and not adequate as a subfloor material or bracing material to the joists below
- joists in the floor have an unbraced compression flange and do not meet strength requirements required for the loading
- localized rotting at the bearing points of the joists where water could accumulate
- gross amount of mold growing throughout the building may make other dangerous conditions not visible
- the structure does not meet building code requirements
- Building has been unoccupied for 180 days or more without being listed for sale or lease

It is requested that you contact the Building Official by the end of the business day on September 15, 2015 to discuss your intentions for demolishing or repairing the buildings listed above.

If there are any other parties known to the City who may have an interest in your property, a copy of this Notice and Order is being sent by certified and first class mail to the addresses indicated below.

Failure to respond and/or to remedy the violations will result in a recommendation for you to appear at a future meeting of the Building Board of Appeals.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the Building Official. I can be reached by email or telephone.

Sincerely,


Craig Strong, Acting Building Official
City of Ann Arbor Construction Services
Email: cstrong@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc (w/ enclosure) by certified and first class mail to:

Louis M. Feigelson, 1258 Crosby Crescent, Ann Arbor, MI 48103

Courtesy copy (w/attachment and enclosure) by first class mail to:

David A. Nacht
Joseph X. Michaels,
Nacht, Roumel, Salvatore, Blanchard & Walker, P.C.
101 North Main Street, Suite 555
Ann Arbor, Michigan 48104

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning and Development Service Unit
Rental Housing Services

301 East Huron, P.O. Box 8647 • Ann Arbor, Michigan • 48107-8647
Fax: (734) 994-8460

DO NOT REMOVE

Any person(s) violating or removing this notice is subject to a fine of not more than \$500.00 and costs of prosecution or by imprisonment for not more than 90 days, or both.

NOTICE OF DANGEROUS BUILDING

111 SOUTH MAIN STREET
Ann Arbor MI 48104

- significant water damage to the structure
- saturation of the plywood flooring throughout the visible portions of the west 60' and damage to floor joists
- large tree growing from the roof
- framing around tree is severely damaged
- majority of plywood subfloor is damaged beyond repair due to water saturation and not adequate as a subfloor material or bracing material to the joists below
- joists in the floor have an un braced compression flange and do not meet strength requirements required for the loading
- localized rotting at the bearing points of the joists where water could accumulate
- gross amount of mold growing throughout the building may make other dangerous conditions not visible

- the structure does not meet building code requirements
- Building has been unoccupied for 180 days or more without being listed for sale or lease

City of Ann Arbor Building Code 8:381 – Dangerous building, prohibitions.

It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in Section 8:382. All dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from violation of this chapter.

For question and inquires about this notice please contact.

Craig Strong at cstrong@a2gov.org



REPORT

July 1, 2015

Mr. Sumedh Bahl, P.E.
Community Services Area Administrator
City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48107

Re: 111 South Main Street, Ann Arbor, Michigan

Via email: SBahl@a2gov.org

Dear Mr. Bahl,

On June 24th I inspected the building located at 111 South Main Street with members of the Ann Arbor Fire Department, Lovell Contractors and a representative for the Owner's attorney. Below is a summary of our inspection.

I. Inspection Summary

Our inspection consisted of walking through the basement and supported floors of the structure and visually observing the conditions of the structure where possible. Access to the roof was not found so we were unable to view the roof from above, however the roof was viewed remotely. Our inspection was limited due to the gross amount of mold growing throughout the building, however we were able to determine several things.

The building is a four story wood and masonry structure approximately 20'-0" wide and 100'-0" long. The structure consists of concrete masonry and/or brick masonry load bearing walls on the north and the south side. Wood framing consisting of 2x12 joists @ 16" on center span between the north and south bearing walls. The subfloor consists of standard plywood, the thickness could not be verified but traditionally 3/4" plywood is used.

Our inspection revealed that there is significant water damage to the structure occurring mostly in the west 60' of the building. The water damage includes saturation of the plywood flooring throughout the visible portions of the west 60' and localized damage to a portion of the floor joists. See Image 1 attached. In addition there is a large tree growing from the roof and the framing around that tree is severely damaged. See Image 2 attached.

The majority of the plywood subfloor is damaged beyond repair due to water saturation and while still providing some structural integrity to the floor is not considered adequate as a subfloor material or bracing material to the joists below. As such, the joists in the floor have an unbraced compression flange and do not meet strength requirements required for the loading. The majority of the joists appear to be in good condition, however there may be localized rotting at the bearing points of the joists where water could accumulate. These areas were not able to be inspected due to the mold throughout the building.

II. Conclusion and Recommendations

Due to the conditions noted above the structure does not meet building code requirements. Access to the building should be limited and we recommend that efforts to remediate and remove the mold and all interior non-structural elements be taken as soon as possible. Once that effort has been completed the plywood should be removed in order to expose the top face of the wood joists and bearing conditions. Once those conditions are exposed an additional inspection will be required to determine which joists or portions of joists will need repair, replacement or strengthening. Once this is completed the joists can be re-supported with a new sub-floor and roof, and the building will again meet structural building code requirements and can be considered safe.

Thank you for the opportunity to be of service. If you have any questions please feel free to contact me.

Sincerely,

Robert Darvas Associates, P.C.

A handwritten signature in black ink, appearing to read 'E. R. Majcher', written in a cursive style.

Erik R. Majcher, S.E., P.E.



Image 1

Typical floor framing condition showing saturated subfloor, localized water damage to floor joists and mold growth.



Image 2

Image of the roof showing tree and vegetation growth from adjacent structure.





