



## STAFF REPORT

DATE: 10-12-15

TIME: 10:30 am

LOCATION: 1125 Wright, Ann Arbor

CITY INSPECTOR: Peter Pace

### CITY ORDINANCE/COMMENTS

- **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 such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to 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 a violation of this chapter.

The following issues were discovered upon our onsite inspection of the property.

- The garage structure remains unsafe and the structure posts have deteriorated where as the back corner deteriorated where the roof structure has no bearing to the foundation.
- Temporary steel stanchions have been installed in attempting to support the roof, but due to water damaged rafters they offer no structural support at this time.
- There is no salvageable structural integrity to this structure and we recommend demolition and removal from site.
- See pictures attached
- Roof rafters have become unattached from the supporting beam and roof deck has large holes which make the structure unsafe and should not be accessible to anyone.
- Rear of garage has what is left of an old decaying chicken coop frame dilapidated, with roof boards laying on the ground with scattered debris within this area.

- Over grown weeds are present around the structure covering all types of metal and other debris that could injure someone.

### Updates

10/21- Owner has applied for demolition permit and has submitted sub-contractor demolition proposals.

### RECOMMENDATIONS

The Building Official recommends that the Building Board of Appeals issue an order finding the structure to be a dangerous building because:

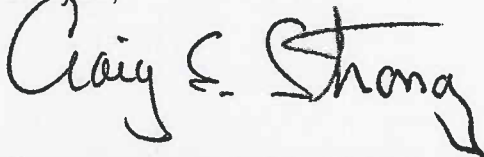
- Structure has no structural integrity.
- The roof is water damaged rafters and steel stanchions offer no structural support.
- Roof rafters have become unattached from the supporting beam and roof deck has large holes which make the structure unsafe.
- The building is structurally unsound from the foundation to the roof;

The Building Official further recommends that the Building Board of Appeals issue an order requiring the owner to:

To complete the demolition of the building by November 30, 2015.

If the owner fails to comply, then the City may perform the work required, the cost of which will be a lien against the property.

Thank you,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive, flowing style.

Craig E. Strong, Building Official  
City of Ann Arbor