



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
www.a2gov.org
1-734-794-6263

DANGEROUS BUILDINGS REPORT

DATE: 12-16-15

TIME: 1:00 pm

LOCATION: 111 S. Main

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 City retained Robert Darvas Associates to conduct the initial inspection of this structure. The structural engineer who did the inspection found extensive structural defects, which are detailed in the attached letter dated July 1, 2015.

The following issues were discovered upon our onsite inspection on December 15, 2015 for water damaged caused by a long term faulty roof system.

A walk thru inspection was performed with myself, Andy Box (A2 Fire Dept), Marv Shagena (A2 Building Inspector) & Jack Donaldson (Carlisle/Wortman) with Peter the contractor who completed the ceiling and wall drywall removal and all site debris from site.

We reviewed all four floors of a block exterior building constructed with 2x 12 wood floor joists with 3/4" plywood sub-floor and wood roof rafters. Also there was still a floor layer of sound proofing left on site on floors 2-4. All room partitions, doors, etc. were demolished and removed due to the water damage, leaving the exposed block walls.

We observed heavy concentration of MOLD buildup on the majority of floor joists and subfloor plywood. In some locations the plywood has collapsed due to deterioration and the floors were spongy as we walked the building. The heavy concentration of contamination was present in the air as well as moisture damage to the majority of the floor supports.

The conditions of the building and the conclusion that they require finding the building to be a dangerous building under city code are detailed in a letter written by Mr. Donaldson dated December 16, 2015, which is attached to this report.

Some repairs have been completed on the roof to stop the water leakage but there were visible signs that more repairs were necessary.

This building, in its present condition is not safe for human occupancy in any capacity (fire, health and environmental), the public and/ or emergency first responders.

UPDATES

2-8-16: No changes have occurred since our inspection.

Recommendations

We recommend that the Building Board of Appeals find the structure to be a dangerous building and order the owner to make the building safe.

This building requires mold remediation first to clean the wood structure of the mold spurs and deposits to determine the structural integrity. The remediation may involve the removal and replacement of some badly deteriorated structural elements in addition to cleaning of existing elements.

At that point engineers can complete a feasibility study, regarding how much of the structure is salvageable and still meets its bearing capacity for human occupancy and safety regulations. A cost analysis will also be completed for the owner to review his repair options to bring the property back to code requirements for usage and occupancy standards.

We suggest to the board these actions be completed within the next 30 days of today's date and all engineering and remediation reports be submit to our department for review. Any structural element replacement will require a building permit issuance and site inspections. An acceptable certificate of air quality will also be required within 30 days of the remediation and prior any future renovation work on the property and the building remain closed to the public until code regulation requirements are in compliance.

Thank you,

A handwritten signature in cursive script, appearing to read "Peter Pace".

Peter Pace
Asst. Building Official
City of Ann Arbor