

AGENDA
Committee on Public Safety
City Council Conference Room, 10th Floor, City Hall
Thursday, April 14, 2011 –4:00 p.m.

Councilmember Carol Wood, Chair
Councilmember Tina Houghton, Vice Chair
Councilmember A'Lynne Robinson, Member

I. Call to Order

II. Roll Call

III. Approval of Minutes

IV. Public Comment

V. Action/Discussion

A. Make Safe or Demolish Properties:

- 1542 N High St
- 617 Bluff S

B. Update on Reappointments Expired Positions Update from the Administration Concerning

Reappointments:

Board of Fire Commissioners:

- Yvonne McConnell, 3rd Ward, Expired June 30, 2007
- Alicia Perez-Banuet, At Large, Expires June 30, 2011

Board of Plumbing:

- Emmett Kelly, Expires June 30, 2011
- Walter Steele, Expires June 30, 2011

Board of Police Commissioners:

- Sandra J. Kowalk-Thompson, 3rd Ward, Expires June 30, 2011
- Linda Sims, At Large, Expires June 30, 2011

Electrical Board:

- Walter G. Smiley, Electrical Journeyman, Expires June 30, 2011

Mechanical Board:

<p>CITY OF LANSING DEMOLITION HEARING BOARD</p>	<p>ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE</p>	<p>FILE NO. 2011-001</p>
---	--	------------------------------

Matter of the building/structure at 1542 N High St. which is a dwelling garage other

1. Date of hearing: January 27, 2011 Hearing Officers: DAVE MUYLLE, JASON MILLER
2. CHRISTINE SEGERLIND, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 owners or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure has been substantially destroyed by fire wind flood
 other:
7. The state equalized value of the building/structure is \$23,300
8. The cost to repair the building or structure to make it safe is \$71,204
9. The real estate is described as follows:

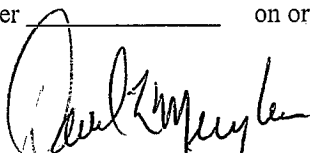
Parcel Number: 3301 01 10 154 041

Lot 25 Block 1 Handy Home Add

IT IS ORDERED THAT:

10. The matter is closed.
 The building/structure shall be made safe or demolished on or before 27 FEBRUARY 2011
 The case be tabled until _____
- The building or structure shall be demolished on or before 27 FEBRUARY 2011 if not made safe as ordered herein.
- (If finding #5 is made) The exterior of the building shall be maintained, including
 lawns, trees and shrubs paint on structure other _____ on or before _____

1.27.11
Date


Hearing Officer



INGHAM COUNTY
REGISTER OF DEEDS
RECEIVED
2010 DEC - 9 A 9:48

NOTICE: HEARING REGARDING UNSAFE BUILDING WITHIN THE CITY OF LANSING

The City of Lansing Manager of the Code Compliance Office has determined that the building located at
1542 N High Street

the location being more particularly described as:

Lot 25 Block 1 Handy Home Add 3301 01 10 154 041 Ingham County, MI

Owner: Wanda Lester

is a dangerous building and under the provisions of the Lansing Ordinance, Section 1460.11, Lansing Housing & Premises Code and MCL 125.538 et. seq., Housing Law of Michigan, and has ordered this matter to be heard by an appointed Hearing Officer(s) on the 27th day of January, 2011.

As a result of the above hearing, the Hearing Officer(s) may order the building be made safe for its intended use or demolished. Therefore, the City of Lansing City Council may be called upon to affirm the Hearing Officer(s) determination by Resolution, and thereafter the City of Lansing may make said building safe for occupancy or demolish it. All cost incurred by the City of Lansing in demolishing or making safe of the building to include administrative costs, title searches, etc. shall be a lien against the real property in accordance with MCL 125.538 et. seq.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Christine Segerlind, Building Official
Code Compliance Office
316 N. Capitol Avenue, Suite C-2
Lansing, MI 48933-1238

STATE OF MICHIGAN)
)ss.

COUNTY OF INGHAM)

Subscribed and sworn to before me this 1 day of DECEMBER, 2010.

Andrea L. Muray
Notary Public, State of Michigan
County of Eaton
My Commission expires on February 1, 2017
Acting in the County of Ingham

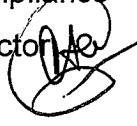
THIS INSTRUMENT DRAFTED BY:
Brig Smith, City Attorney's Office, 5th Floor, City Hall, Lansing, MI 48933

RETURN TO:
Code Compliance Office, City of Lansing, 316 N. Capitol Ave., Ste. C-2, Lansing, MI 48933-1238

RECEIVED
RECEIVED
DEC 10 2010
DEC 10 2010
CODE COMPLIANCE OFFICE
CODE COMPLIANCE OFFICE

OFFICE OF CODE COMPLIANCE
Department of Planning and Neighborhood Development

DEMOLITION MEMO

To: Chris Segerlind, Manager of Code Compliance
From: Craig A. Whitford, Lead Housing Inspector 
Date: November 22, 2010
Subject: Request for demolition of 1542 N. High Street

On November 19, 2009 and November 22, 2010 interior and/or exterior safety inspections of the single-family structure located at 1542 N. High Street were conducted. Inspections revealed violations, which constituted threats to the life, health, and/or safety of the persons living in or visiting the structure. This structure has been tagged Unsafe since November 19, 2009.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:

Structural	\$71,204.
Plumbing	included
Mechanical	included
Electrical	included
Total	\$71,204.

The building value of the structure according to the Assessor's records is \$22,700.00

Note: The total estimate of repairs is based on the following formula:

Sq. Footage x \$98.95* x .70 = Remodel cost

1028 x \$98.95 x .70 (100% of structure to be remodeled) = \$71,204.00

* Figure taken from the ICC Square Foot Construction Costs table (August 2009) for an R-3 Residential, one- and two-family Type VB structure. This figure is then calculated at 70% of the cost of new construction for a remodel.



Office of Code Compliance
Department of Planning and Neighborhood Development
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0169

Virg Bernero, Mayor

Notice Printed: 11/19/2009

Housing Code, Correction Notice

WANDA L LESTER
1542 N HIGH ST
LANSING MI 48906

Inspection Type: Safety
Inspection Date: 11/19/2009
Compliance Due Date: 12/19/2009

Warning: Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location: 1542 N High St

Parcel No: 33-01-01-10-154-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. The violations are listed below and must be corrected by the compliance due date.

SECTION 1460.08(A) (3) FAULTY WEATHER PROTECTION

Roof covering is deteriorated - damaged - leaking - missing. Need Building permit for roof work done / not completed.

SECTION 1460.08(A)(1) INADEQUATE SANITATION; HAZARDOUS OR UNSANITARY PREMISES

- Accumulation of trash / garbage / debris / combustibles / feces / soiled clothing / deteriorated furniture / deteriorated appliances throughout the dwelling / in basement / in garage / in yard
- Floor coverings are soiled throughout dwelling.
- Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.
- Lack of adequate trash and garbage storage / removal.

A partial inspection on the property was conducted by the undersigned Code Compliance Officer Kevin Goforth. A complete inspection is required and all code violations must be corrected prior to occupancy.

NOTE: A complete inspection can be scheduled by contacting Code Compliance Officer Kevin Goforth at 517-483-4378.

Building Permit Required

This dwelling has been declared UNSAFE AND DANGEROUS as defined in section 1460.09 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: \$500 per day for each violation.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483-4378 Monday through Thursday between the hours of 8-9 -AM or 12-1 - PM

Officer: Kevin Goforth

report code violations or property defects.

As specified by section 1460.07(a)- [redacted] e of Violation - a copy of this violation was sent to:

Taxpayer of Record: Wanda L Lester, 1542 N High St, Lansing, MI 48906

Registered Rental Owner: BF HOLDINGS LLC Samuel Fady About, 625 E Michigan Ste B, Lansing , MI 48912

Registered Agent: BF HOLDINGS LLC , 625 E Michigan Ste B, Lansing, MI 48912

"Equal Opportunity Employer"

Taxpayer's Copy



Virg Bernero, Mayor

Office of Code Compliance
Department of Planning and Neighborhood Development

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0169

Notice Printed: 11/22/2010

Housing Code, Correction Notice

WANDA L LESTER
1542 N HIGH ST
LANSING MI 48906

Inspection Type: Safety
Inspection Date: 11/19/2009
Compliance Due Date: 12/19/2009

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 1542 N High St

Parcel No: 33-01-01-10-154-041

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

SINGLE FAMILY DWELLING; ONE STORY WITH ATTIC AND BASEMENT. VACANT.

UPDATED INSPECTION - NOVEMBER 22; 2010

NARRATIVE:

Dwelling was originally tagged Unsafe on November 19; 2009 for Faulty Weather Protection and Inadequate Sanitation. On March 8; 2010 the dwelling was assigned to the N.E.A.T. for monitoring. On June 3; 2010 a 360 degree inspection of the dwelling was accomplished and found that the roof had not been protected from the elements which in turn caused extensive damage to the interior walls and floors of the structure. Lead Housing Inspector Craig Whitford was called to the dwelling on November 22; 2010 by the Lansing Police Department as the dwelling was found to be open and accessible. Inspection revealed that the structure has further deteriorated due to be open to the elements via the unprotected roof. Extensive mold and mildew exists throughout the dwelling; ceilings; walls and floors are damaged. The plumbing system has been stripped from the structure and the wiring has been cut at the electrical service panel. The furnace is rusted and in poor condition.

Due to the deteriorated condition (extensive water damage throughout) of the structure it will be entered into the City of Lansing Make Safe or Demolish process.

SECTION 1460.08(A)(6) HAZARDOUS MECHANICAL EQUIPMENT

1. Water damaged furnace. Furnace / shows signs of having been / is submerged in water / sewage. Have a qualified mechanical contractor that is registered with the City of Lansing; sanitize the affected areas; replace the gas valve; check & service all controls; test the furnace and ensure safe and proper operation; in writing; to the Code Compliance Office
2. Inoperative furnace due to the gas / electrical service being off.
3. Work to be done to code by a licensed qualified contractor with benefit of permit; inspection and final approval.
4. Return air grill / supply air register is / missing / loose / damaged / clogged and needs cleaning.
5. Ductwork is disconnected / damaged / requires cleaning / lacks support.
6. Jacket / base of furnace is deteriorated.
7. Air filter at furnace is missing / clogged / lacks proper fit / not secured in place / needs replacing.

SECTION 1460.08(A) (5) HAZARDOUS PLUMBING

1. Permit for water heater / waste / supply piping installation has not been issued and lacks inspection and final approval by the City of Lansing; Building Safety Office; ph. 483-4356.
 - a. All copper supply piping has been removed from the structure.
 - b. Bring all piping; fixtures and water heater to code with permit.
2. Water heater to be brought up to code with benefit of permit.

3. Inoperable water heater since the gas / electrical /water service is off. Hot water temperature at plumbing fixtures is less than requirements of the Plumbing Code.
4. Work to be done to code by a licensed qualified contractor with benefit of permit; inspection and final approval.

SECTION 1460.08(A) (4) HAZARDOUS ELECTRICAL WIRING

1. Wiring is deteriorated / damaged. Have a qualified electrical contractor that is registered with the City of Lansing; check the wiring; bring it up to code; and submit written verification to the Code Compliance Office.
 - a. Wires have been cut at the electrical service panel and stripped out of the dwelling.
2. Permit for service panel / electrical wiring installation has not been issued / been canceled and lacks inspection and approval by the City of Lansing; Electrical Inspector. The Building Safety Office; ph. 483-4356.
 - a. Bring entire electrical system to code with benefit of permit.
3. Work to be done to code by a qualified electrical contractor that is registered with the City of Lansing; with benefit of permit and inspection.
4. Electrical service is off. Inoperable light fixtures; switches and outlets.
5. Wall switch is loose / missing / damaged / inoperable.
6. Light fixture is loose / missing / damaged / inoperable.
7. Outlet is loose / missing / damaged / inoperable.
8. Cover plates are missing at outlets and switches in several locations throughout.
9. Wires are loose and hanging in basement.

SECTION 1460.08(A)(8) INADEQUATE FIRE PROTECTION; WARNING DEVICES; OR FIRE-FIGHTING EQUIPMENT

1. Lack of operational smoke detectors at ceilings throughout.

SECTION 1460.08(A)(1) INADEQUATE SANITATION; HAZARDOUS OR UNSANITARY PREMISES

1. Uncleanliness / Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air; food or drink unwholesome or detrimental to the health of humans. All floors; walls; ceilings windows; doors; cabinets; countertops; plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.
2. Mold accumulation at walls in basement / bathtub area / windows / below kitchen sink / below lavatory. All affected areas are to be cleaned and sanitized with bleach
3. Peeling; chipping; flaking; or abraded paint on interior surfaces of a structure must be properly removed or covered.
4. Plaster / Gypsum board at ceiling / wall is damaged / loose
5. Countertop in kitchen / bathroom is deteriorated / damaged / lacks nonabsorbent capacity
6. Floor coverings are soiled throughout dwelling.
7. Carpet is loose / torn / deteriorated and worn-out.
8. Nonabsorbent floor / wall coverings damaged / lacking in kitchen / bathroom / shower area.
9. Caulking / Ceramic tile / Nonabsorbent paneling / Window trim is damaged / loose at bathroom shower area walls.
10. Cabinet floor is deteriorated at kitchen sink / vanity.
11. Vanity / Kitchen cabinet is deteriorated / damaged / loose at connection to the wall.
12. Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

SECTION 1460.08(A) (10) LIGHT AND VENTILATION

1. All windows and exterior doors; including storm windows and doors; shall be weather-tight and in good repair. During the months of May through October; every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device; and every window or door with openings to outdoor space; used or could be used for ventilation; shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

SECTION 1460.08(A) (2) STRUCTURAL HAZARDS

1. Foundation is deteriorated
2. Ceiling is loose & hanging - deteriorated - damaged
3. Walls are deteriorated - damaged - bowed - leaning
4. Wood flooring is deteriorated - damaged
5. Handrail is missing - loose - improperly installed
6. Steps are deteriorated - damaged - unstable - tipped
7. Floor framing is deteriorated - damaged - over spanned
8. Roof framing is deteriorated - damaged - sagging - over spanned

SECTION 1460.08(A) (3) FAULTY WEATHER PROTECTION

1. Window glass is broken - missing
2. Gaps around - at bottom of entrance door
3. Siding - trim is deteriorated - damaged - missing
4. Door is deteriorated - damaged - missing
5. Roof covering is deteriorated - damaged - leaking - missing
6. Window sash is deteriorated - damaged - missing - loose
7. Soffit - fascia is deteriorated
8. Waterproofing of foundation is deteriorated - ineffective
9. Paint or protective coating is missing and deteriorated at siding and/or trim

Mechanical Permit Required; Plumbing Permit Required; Electrical Permit Required; Building Permit Required; Demolition Permit Required

This dwelling has been declared UNSAFE AND DANGEROUS as defined in section 1460.09 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: \$500 per day for each violation.

It has been determined by the under signed Officer that at the above referenced address there is a dilapidated, UNSAFE AND DANGEROUS STRUCTURE. You are hereby notified that this condition constitutes a violation of section 1460.09 of the Lansing Housing and Premises Code. It has been determined by this office that the structure shall be made safe by the compliance due date. Failure to comply will leave no alternative but to refer this matter to the Demolition Hearing Officers. All interested parties will be notified of a pending demolition process and all costs related to this will be placed on the tax roll. Further, signs reading DO NOT ENTER - UNSAFE TO OCCUPY have been posted at each entrance. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said structure shall remain vacant until this office has conducted a complete inspection and approved all corrections.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483-4494 Monday through Thursday between the hours of 8-9 -AM or 12-1 - PM

Officer: Craig Whitford

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 1460.07(a)- Notice of Violation - a copy of this violation was sent to:

Taxpayer of Record: Wanda L Lester, 1542 N High St, Lansing, MI 48906

Registered Rental Owner: BF HOLDINGS LLC Samuel Fady Aibout, 625 E Michigan Ste B, Lansing, MI 48912

Registered Agent: BF HOLDINGS LLC, 625 E Michigan Ste B, Lansing, MI 48912

"Equal Opportunity Employer"

Taxpayer's Copy

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. 2011-002
---	---	----------------------

Matter of the building/structure at 617 Bluff Street which is a dwelling garage other

1. Date of hearing: January 27, 2011 Hearing Officers: DAVE MUYLLE, JASON MILLER
2. CHRISTINE SEGERLIND, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the rental registration owner(s) owners or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure has been substantially destroyed by fire wind flood other:
7. The state equalized value of the building/structure is \$20,700
8. The cost to repair the building or structure to make it safe is \$58,875
9. The real estate is described as follows:

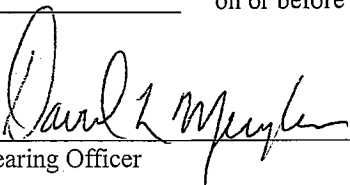
Parcel Number: 3301 01 09 356 211

E 30.5 FT LOT 26 BLOCK 1 O F BARNES SUB ON BLOCK 27 ALSO LOT 10 ASSESSORS PLAT NO 40 REC L 11 P 40

IT IS ORDERED THAT:

10. The matter is closed.
 - The building/structure shall be made safe or demolished on or before 27 FEBRUARY 2011
 - The case be tabled until _____.
 - The building or structure shall be demolished on or before 27 FEBRUARY 2011 if not made safe as ordered herein.
 - (If finding #5 is made) The exterior of the building shall be maintained, including lawns, trees and shrubs paint on structure other _____ on or before _____.

27 JANUARY 2011
Date


Hearing Officer

2010-047137 MISCELLANEOUS Receipt #64904
Curtis Hertel Jr., Ingham County, Michigan



2010 DEC - 9 A 9:48

REGISTER OF DEEDS RECEIVED

NOTICE: HEARING REGARDING UNSAFE BUILDING WITHIN THE CITY OF LANSING

The City of Lansing Manager of the Code Compliance Office has determined that the building located at
617 Bluff

the location being more particularly described as:

**E 30.5 Ft Lot 26 Block 1 O F Barnes Sub on Block 27 Also Lot 10 Assessors Plat No 40 Rec L 11 P 40
3301 01 09 356 211 Ingham County, MI**

Owner: **James Jacobs III & Cheryl Narducci**

is a dangerous building and under the provisions of the Lansing Ordinance, Section 1460.11, Lansing Housing & Premises Code and MCL 125.538 et. seq., Housing Law of Michigan, and has ordered this matter to be heard by an appointed Hearing Officer(s) on the 27th day of January, 2011.

As a result of the above hearing, the Hearing Officer(s) may order the building be made safe for its intended use or demolished. Therefore, the City of Lansing City Council may be called upon to affirm the Hearing Officer(s) determination by Resolution, and thereafter the City of Lansing may make said building safe for occupancy or demolish it. All cost incurred by the City of Lansing in demolishing or making safe of the building to include administrative costs, title searches, etc. shall be a lien against the real property in accordance with MCL 125.538 et. seq.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Christine Segerlind, Building Official
Code Compliance Office
316 N. Capitol Avenue, Suite C-2
Lansing, MI 48933-1238

STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

Subscribed and sworn to before me this 1 day of DECEMBER, 2010.

Andrea L. Muray
Notary Public, State of Michigan
County of Eaton
My Commission expires on February 1, 2017
Acting in the County of Ingham

THIS INSTRUMENT DRAFTED BY:

Brig Smith, City Attorney's Office, 5th Floor, City Hall, Lansing, MI 48933

RETURN TO:

Code Compliance Office, City of Lansing, 316 N. Capitol Ave., Ste. C-2, Lansing, MI 48933-1238

RECEIVED

DEC 16 2010

CODE COMPLIANCE OFFICE

OFFICE OF CODE COMPLIANCE
Department of Planning and Neighborhood Development

DEMOLITION MEMO

To: Chris Segerlind, Manager of Code Compliance

From: Craig A. Whitford, Code Compliance Officer

Date: November 29, 2010

Subject: Request for demolition of 617 Bluff Street

On May 27, 2010 the above structure was extensively damaged by fire. On July 8, 2010 the structure was tagged Unsafe and a Safety Housing Correction Notice was issued. On November 17, 2010 a progress inspection of the exterior was conducted, photographs obtained and an updated Correction Notice was issued. Inspections revealed violations, which constituted threats to the life, health, and/or safety of the persons living in or visiting the structure. The Lansing Fire Department Incident Report dated May 27, 2010 is attached.

I checked with the Building Safety Department on November 22, 2010 and found that no insurance funds have been provided to the City of Lansing for demolition.

Therefore, I am requesting this structure be demolished.

Estimate of Cost of Repairs:

Structural	58,875.
Plumbing	<i>included</i>
Mechanical	<i>included</i>
Electrical	<i>included</i>
Total	\$58,875.

The building value of the structure according to the Assessor's records is \$20,200.

Note: The total estimate of repairs is based on the following formula:

Sq. Footage x \$98.95* x .70 = Remodel cost

850 x \$98.95 x .70 (100% of structure to be remodeled) = \$58,875.00

** Figure taken from the ICC Square Foot Construction Costs table (August 2009) for an R-3 Residential, one- and two-family Type VB structure. This figure is then calculated at 70% of the cost of new construction for a remodel.*

Incident Report

Lansing Fire Department

2010-0006687 -000

Basic	
Alarm Date and Time	01:37:41 Thursday, May 27, 2010
Arrival Time	01:43:06
Controlled Date and Time	
Last Unit Cleared Date and Time	05:40:19 Thursday, May 27, 2010
Response Time	0:05:25
Priority Response	Yes
Completed	Yes
Reviewed	Yes
Fire Department Station	42
Shift	B
Incident Type	100 - Fire, other
Aid Given or Received	N - None
Alarms	1
Action Taken 1	11 - Extinguish
Casualties	Yes
Apparatus - Suppression	14
Personnel - Suppression Personnel	34
Property Loss	\$0.00
Contents Loss	\$0.00
Property Value	\$0.00
Contents Value	\$0.00
Fire Service Injuries	1
Detector Alerted occupants	U
Property Use	419 - 1 or 2 family dwelling
Location Type	Address
Address	617 BLUFF ST
City, State Zip	Lansing, MI 48933
District	60
Directions	617 BLUFF ST
Latitude	3071365.0
Longitude	453428.000

Person Involved - METRO PCS,	
Last Name	METRO PCS
Street Address	
Phone	2695110529

Fire	
Number of Residential	1
Number of Buildings Involved	1
Number of Buildings Threatened	2
Area of Origin	74 - Attic: vacant, crawl space above top story, cupola
Heat Source	UU - Undetermined
Item First Ignited	UU - Undetermined
Type of Material	63 - Sawn wood, including all finished lumber
Cause of Ignition	5 - Cause under investigation
Contribution To Ignition 1	UU - Undetermined

Incident Report

Lansing Fire Department

2010-0006687 -000

Fire Service Casualty - Sehlke, Matt

Personnel ID	284
First Name	Matt
Middle Initial	
Last Name	Sehlke
Name Suffix	
Gender	1 - Male
Age	34
Race	
Ethnicity	
Date of Birth	August 4, 1975
Severity	2 - First aid only
Injury Date and Time	01:50:00 Thursday, May 27, 2010
Cause of Injury	4 - Exposure to hazard
Activity When Injured	30 - Extinguishing fire/neutralizing incident, other
Primary Body Part Injured	11 - Ear
Primary Symptom	12 - Burns only: thermal
Career	
Responses	2
Usual Assignment	1 - Suppression
Condition Prior	1 - Rested
Taken To	N - Not transported
Factor Contributing to Injury	NN - None
Object Involved in Injury	17 - Steam
Where Injury Occurred	5 - At scene, in structure
On or Inside Structure	Yes
Story of Injury	1
Below Grade	
Specific Location	49 - In structure, excluding attic, roof, or wall
Vehicle Type	1 - Suppression vehicle
Protective Equipment	

Apparatus - M41

Apparatus ID	M41
Apparatus Dispatch Date and Time	01:40:13 Thursday, May 27, 2010
Apparatus Clear Date and Time	01:42:20 Thursday, May 27, 2010
Apparatus priority response	Yes
Number of People	2
Apparatus Use	1
Apparatus Action Taken 1	92 - Standby
Apparatus Type	76 - ALS unit
Personnel 1	294 - Barber, David
	Position: FFE
Personnel 2	364 - Stump, Michael T
	Position: FFP

Apparatus - E42

Apparatus ID	E42
Apparatus Dispatch Date and Time	01:40:13 Thursday, May 27, 2010

Incident Report

Lansing Fire Department

2010-0006687 -000

Apparatus - E42

Apparatus Arrival Date and Time	01:43:27	Thursday, May 27, 2010
Apparatus Clear Date and Time	04:49:07	Thursday, May 27, 2010
Apparatus priority response	Yes	
Number of People	3	
Apparatus Use	1	
Apparatus Action Taken 1	11 - Extinguish	
Apparatus Type	11 - Engine	
Personnel 1	253 - Norwood, Kerwin T Position: ENG	
Personnel 2	112 - Jenkins, Matthew B Position: LT	
Personnel 3	284 - Sehlke, Matt Position: FFP	

Apparatus - T41

Apparatus ID	T41	
Apparatus Dispatch Date and Time	01:40:11	Thursday, May 27, 2010
Apparatus Arrival Date and Time	01:44:57	Thursday, May 27, 2010
Apparatus Clear Date and Time	03:02:27	Thursday, May 27, 2010
Apparatus priority response	Yes	
Number of People	3	
Apparatus Use	1	
Apparatus Action Taken 1	21 - Search	
Apparatus Action Taken 2	51 - Ventilate	
Apparatus Type	12 - Truck or aerial	
Personnel 1	204 - Stampski, Lyle J Position: LT Personnel Action Taken 1: 11 - Extinguish Personnel Action Taken 2: 12 - Salvage & overhaul Personnel Action Taken 3: 21 - Search	
Personnel 2	022 - Blake, Marshaun Position: ENG Personnel Action Taken 1: 58 - Operate apparatus or vehicle	
Personnel 3	298 - Halligan, James Position: FFP Personnel Action Taken 1: 11 - Extinguish Personnel Action Taken 2: 12 - Salvage & overhaul Personnel Action Taken 3: 21 - Search	

Apparatus - E41

Apparatus ID	E41	
Apparatus Dispatch Date and Time	01:40:11	Thursday, May 27, 2010
Apparatus Arrival Date and Time	01:49:59	Thursday, May 27, 2010
Apparatus Clear Date and Time	02:45:07	Thursday, May 27, 2010
Apparatus priority response	Yes	
Number of People	3	
Apparatus Use	1	
Apparatus Action Taken 1	11 - Extinguish	

Incident Report

Lansing Fire Department

2010-0006687 -000

Apparatus - E41

Apparatus Action Taken 2 76 - Provide water
 Apparatus Type 11 - Engine
 Personnel 1 269 - Ginsburg, Aaron R
 Position: FFP
 Personnel 2 162 - Oleson, Robert
 Position: LT
 Personnel 3 370 - Mohre, Lucas D
 Position: FFE

Apparatus - B41

Apparatus ID B41
 Apparatus Dispatch Date and Time 01:40:12 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 01:49:59 Thursday, May 27, 2010
 Apparatus Clear Date and Time 04:22:04 Thursday, May 27, 2010
 Apparatus priority response Yes
 Number of People 1
 Apparatus Use 1
 Apparatus Action Taken 1 81 - Incident command
 Apparatus Type 92 - Chief officer car
 Personnel 1 039 - Christiansen, William
 Position: BC

Apparatus - E47

Apparatus ID E47
 Apparatus Dispatch Date and Time 01:40:11 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 01:50:16 Thursday, May 27, 2010
 Apparatus Clear Date and Time 04:10:52 Thursday, May 27, 2010
 Apparatus priority response Yes
 Number of People 3
 Apparatus Use 1
 Apparatus Action Taken 1 11 - Extinguish
 Apparatus Type 11 - Engine
 Personnel 1 178 - Quillen, Brian F
 Position: LT
 Personnel 2 113 - Johnson, Andrew W
 Position: ENG
 Personnel 3 349 - Parker, Anthony
 Position: FFP

Apparatus - M411

Apparatus ID M411
 Apparatus Dispatch Date and Time 01:42:20 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 01:50:18 Thursday, May 27, 2010
 Apparatus Clear Date and Time 04:10:57 Thursday, May 27, 2010
 Apparatus priority response Yes
 Number of People 2
 Apparatus Use 1
 Apparatus Action Taken 1 92 - Standby

Incident Report

Lansing Fire Department

2010-0006687 -000

Apparatus - M411

Apparatus Type 76 - ALS unit
 Personnel 1 339 - Clevenger, Michael J
 Position: FFP
 Personnel 2 319 - Lockhart, Kye
 Position: FFE

Apparatus - T48

Apparatus ID T48
 Apparatus Dispatch Date and Time 01:40:11 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 01:53:05 Thursday, May 27, 2010
 Apparatus Clear Date and Time 04:13:25 Thursday, May 27, 2010
 Apparatus priority response Yes
 Number of People 3
 Apparatus Use 1
 Apparatus Action Taken 1 51 - Ventilate
 Apparatus Action Taken 2 12 - Salvage & overhaul
 Apparatus Type 12 - Truck or aerial
 Personnel 1 254 - Morris-Spidle, Ward E
 Position: ENG
 Personnel Action Taken 1: 51 - Ventilate
 Personnel Action Taken 2: 12 - Salvage & overhaul
 Personnel 2 131 - Marczynski, Michael S
 Position: CAPT
 Personnel Action Taken 1: 51 - Ventilate
 Personnel Action Taken 2: 12 - Salvage & overhaul
 Personnel 3 259 - Mazurek, Steve G
 Position: ENG
 Personnel Action Taken 1: 11 - Extinguish
 Personnel Action Taken 2: 12 - Salvage & overhaul

Apparatus - B49

Apparatus ID B49
 Apparatus Dispatch Date and Time 01:40:12 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 01:53:15 Thursday, May 27, 2010
 Apparatus Clear Date and Time 04:03:19 Thursday, May 27, 2010
 Apparatus priority response Yes
 Number of People 1
 Apparatus Use 1
 Apparatus Action Taken 1 81 - Incident command
 Apparatus Type 92 - Chief officer car
 Personnel 1 236 - Wojtysiak, Mark
 Position: CAPT

Apparatus - E43

Apparatus ID E43
 Apparatus Dispatch Date and Time 01:49:18 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 01:55:15 Thursday, May 27, 2010
 Apparatus Clear Date and Time 02:49:16 Thursday, May 27, 2010

Incident Report

Lansing Fire Department

2010-0006687 -000

Apparatus - E43

Apparatus priority response	Yes
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	11 - Extinguish
Apparatus Action Taken 2	12 - Salvage & overhaul
Apparatus Type	11 - Engine
Personnel 1	177 - Pulver, Lynn Position: CAPT
Personnel 2	032 - Butler, Terry Position: ENG
Personnel 3	119 - Keith, Michael Position: FFE

Apparatus - E45

Apparatus ID	E45
Apparatus Dispatch Date and Time	02:27:34 Thursday, May 27, 2010
Apparatus Arrival Date and Time	02:36:56 Thursday, May 27, 2010
Apparatus Clear Date and Time	04:00:13 Thursday, May 27, 2010
Apparatus priority response	Yes
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	12 - Salvage & overhaul
Apparatus Type	11 - Engine
Personnel 1	213 - Thomas, Daniel Position: CAPT
Personnel 2	250 - Huegli, Erich G Position: ENG
Personnel 3	306 - Wade, Craig Position: FFP

Apparatus - E46

Apparatus ID	E46
Apparatus Dispatch Date and Time	02:27:34 Thursday, May 27, 2010
Apparatus Arrival Date and Time	02:43:13 Thursday, May 27, 2010
Apparatus Clear Date and Time	04:22:10 Thursday, May 27, 2010
Apparatus priority response	Yes
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	12 - Salvage & overhaul
Apparatus Type	11 - Engine
Personnel 1	221 - Vessel, Gregory Position: LT
Personnel 2	067 - Ericks, Christian Position: ENG
Personnel 3	321 - Ness, Timothy Position: FFP

Apparatus - FM1

Incident Report

Lansing Fire Department

2010-0006687 -000

Apparatus - FM1

Apparatus ID FM1
 Apparatus Dispatch Date and Time 02:54:09 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 02:56:23 Thursday, May 27, 2010
 Apparatus Clear Date and Time 05:40:19 Thursday, May 27, 2010
 Apparatus priority response Yes
 Apparatus Use 1
 Apparatus Action Taken 1 75 - Provide equipment
 Apparatus Type 60 - Support apparatus, other

Apparatus - E48

Apparatus ID E48
 Apparatus Dispatch Date and Time 02:51:15 Thursday, May 27, 2010
 Apparatus Arrival Date and Time 02:59:45 Thursday, May 27, 2010
 Apparatus Clear Date and Time 03:13:32 Thursday, May 27, 2010
 Apparatus priority response Yes
 Number of People 4
 Apparatus Use 1
 Apparatus Action Taken 1 12 - Salvage & overhaul
 Apparatus Type 11 - Engine
 Personnel 1 247 - Garver, Timothy E
 Position: ENG
 Personnel 2 186 - Rose, Michael
 Position: LT
 Personnel 3 295 - Colavincenzo, Ronald
 Position: FFP
 Personnel 4 365 - Davis, Clyde E
 Position: FFE

Authority

Reported By 112 - Jenkins, Matthew B.
 04:53:04 Thursday, May 27, 2010
 Officer In Charge 039 - Christiansen, William
 04:53:14 Thursday, May 27, 2010
 Reviewer 165 - Ortiz, Antonio
 12:32:09 Friday, May 28, 2010

Narratives

Narrative Name CAD Narrative
 Narrative Type CAD Narrative
 Author -
 Narrative Text CAD Event #: FLF100527006687 Type: STRUCTURE FIRE IN A Dispo: CLR
 Operator: ATHURSTON Priority: 1 Comments:PAGE ALPHAMATE "FIRE"
 GROUP FOR ALL STRUCT. FIRES AND OTHER MAJOR EVENTS NO ONE
 INSIDE FLAMES AND SMOKE..ON
 FIRE...HOUSE Child Inc LLA
 Narrative Name E-41
 Narrative Type Incident
 Narrative Date 03:14:21 Thursday, May 27, 2010

Narratives

Author 162 - Oleson, Robert
 Author Rank LT
 Author Assignment 1
 Narrative Text Arrived to fully involved structure fire, with fire coming out of the A side main floor, and second story window. Parked rig on Pine and walked up leaving room for truck company, No hydrant in sight. Walked to fire and advised E-47 engineer we needed to find a hydrant. Found hydrant at Sycamore and Oakland, assisted E-47 with 5 inch hookup to hydrant, turned hydrant on when ready. Went from hydrant to command for first assignment. Assignment was to take second line through C side of house back up E-42 and get to attic where fire was, and put it out. Upon reaching attic, put fire out that was visual. Attic was extremely hot, and fire appeared to be in knee walls. Asked command for a hole to be cut in roof for ventillation. Low air alarm went off, turned line over to E-43 and proceeded to exit structure, where we advised command of situation. Command than advised we would be relieved.

Narrative Name E43
 Narrative Type Company
 Narrative Date 03:21:20 Thursday, May 27, 2010
 Author 177 - Pulver, Lynn
 Author Rank CAPT
 Author Assignment 1
 Narrative Text Called as 2nd alarm for a confirmed house fire. Arrived and reported to Incident command, assigned to backup Eng. co. 41 on hose line to 2nd floor of structure. Extinguished fire on 2nd floor. Bottle change and went back to 2nd floor for extinguishment and overhaul operations. After 2nd bottle Incident command cleared E43 for availability. Used 2 scotts, 2 bottles each, 1 axe.

Narrative Name Co. Report T-48
 Narrative Type Company
 Narrative Date 03:46:56 Thursday, May 27, 2010
 Author 131 - Marczynski, Michael S
 Author Rank CAPT
 Author Assignment 1
 Narrative Text T-48 dispatched to a possible structure fire. E-41 on the scene reporting heavy fire on the "A" side from a 2 story residential structure. T-48 initially tasked with exposure control on the "D" side. T-48 then ventilated the roof on the "C" side per command. After fire was knocked down, T-48 assisted in overhaul on the 1st and 2nd stories. T-48 was relieved by E-48 crew and returned to quarters.

Narrative Name E42
 Narrative Type Incident
 Narrative Date 04:43:06 Thursday, May 27, 2010
 Author 162 - Oleson, Robert
 Author Rank LT
 Author Assignment 1
 Narrative Text At 0137 hours on Thursday May 27, 2010 we were dispatched to a fire. Fourteen units were assigned to this incident. Thirty-three personnel responded. The incident occurred at 617 BLUFF St, Lansing in District 60. The local station is 42. The general description of this property is 1 or 2 family dwelling. The primary task(s) performed at the scene by responding personnel was extinguishment. No mutual/automatic aid was given or received.

2010-0006687 -000

Narratives

"Attic: vacant, crawl space above top story" best describes the primary use of the room or space where the fire originated. The cause of ignition is under investigation. The material first ignited was "sawn wood".

Alarm number 0006687 has been assigned to this incident.

Disp to house fire, ATF 1 1/2 story Bungalow, heavy fire blowing out of front window of both floors and front door, did a walk around saw fire extending all the way to rear of structure, made entry in rear with 1 3/4 " line , kicked in back door , heavy fire rolling over head, was able to knock down fire on first floor , came out for air bottles, pulled soffet and manned 2 1/2" line on outside, put in rehab by command , did pick up and cleared scene

.MBJ

Narrative Name	E48
Narrative Type	Company
Narrative Date	04:56:09 Thursday, May 27, 2010
Author	186 - Rose, Michael
Author Rank	LT
Author Assignment	1
Narrative Text	E48 called as a relief crew for T48, assigned to overhaul and extinguish hot spot. Remained on scene until fire was out and all rigs were picked up. Releases per command. T48 returned to Quarters

Narrative Name	Trk 41
Narrative Type	Company
Narrative Date	06:30:46 Thursday, May 27, 2010
Author	204 - Stampski, Lyle J
Author Rank	LT
Author Assignment	1
Narrative Text	Trk 41 arrived at this fully involved fire and assisted in straightning attack line. Then assigned to check for occupants in the exposure on the D side. None found. Assigned to first floor in the fire building to pull ceilings to get Water into the attick for fire knock down there. We opened up ceilings in the living room area. Attic access was made. We assisted in overhaul after the fire was knocked down and put under control. We performed a search of the basement. No occupants found down there. Truck 41 was then cleared per command.

Narrative Name	Engine #45
Narrative Type	Company
Narrative Date	06:32:01 Thursday, May 27, 2010
Author	213 - Thomas, Daniel
Author Rank	CAPT
Author Assignment	1
Narrative Text	E-45 was called on a second alarm to provide manpower. Assigned to overhaul upstairs of house. Found fire in kitchen area, extinguished and overhauled. Proceeded to upstairs and found same, did same. Assisted with picking up and were cleared by command.

Narrative Name	E47
Narrative Type	Company
Narrative Date	07:24:03 Thursday, May 27, 2010
Author	178 - Quillen, Brian F
Author Rank	LT

Incident Report

Lansing Fire Department

2010-0006687 -000

Narratives

Author Assignment
Narrative Text

1

E47 arrived at bluff and pine st. just behind E42 no hydrants on the corner proceeded to scene and pulled a second line for exposures off E42 and backed up engine 42 on a preconnect. E47 engineer did find a hydrant at Sycamore and Oakland. E47 relieved E42 when their air ran low. making an attack on fire thru access holes. with fire knocked down on first floor E47 opened soffit on back porch and got some water in the attic. after getting a new bottle E47 went to second floor and performed extinguishment until air bottle ran low went out for rehab and then picked up hose.

End of Report



Office of Code Compliance
Department of Planning and Neighborhood Development
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0169

Virg Bernero, Mayor

Notice Printed: 11/22/2010

Housing Code, Correction Notice

JAMES III & NARDUCCI CHERYL JACOBS
617 BLUFF ST
LANSING MI 48906

Inspection Type: Safety
Inspection Date: 07/08/2010
Compliance Due Date: 08/08/2010

Warning: Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location: 617 Bluff St
Parcel No: 33-01-01-09-356-211

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. The violations are listed below and must be corrected by the compliance due date.

SINGLE FAMILY DWELLING; ONE-STORY

UPDATE: November 17; 2010 - No changes or progress on repairs noted. No permits have been issued for repairs. CAW

NARRATIVE:

Structure located at 617 Bluff Avenue was severely damaged by fire.

On July 6; 2010 received an email from Scott Sanford that there was a fire at 617 Bluff St. that was reported on Bob Johnson's pager.

Code Compliance Officer Vince Cantrell conducted an inspection of the of the exterior of the structure only because the structure was locked; The gas meter was turned off and locked out. The structure issued a Housing Code Safety Correction Notice on July 8; 2010 and tagged unsafe and dangerous by our office due to the utility being off and the report of an electrical fire from the fire inspector.

Due to the condition of the structure; a complete inspection is not possible at this time. The structure will be entered into the City of Lansing's Make Safe or Demolish process.

SECTION 1460.08(A) (2) STRUCTURAL HAZARDS

1. Ceiling is loose & hanging - deteriorated - fire damaged
2. Walls are deteriorated - fire damaged - bowed - leaning
3. Carpet at stairway is loose - deteriorated - fire damaged
4. Floor framing is deteriorated - fire damaged
5. Roof framing is deteriorated - fire damaged
6. Wood flooring is deteriorated - fire damaged
7. Bring structure to code with a BUILDING PERMIT.

SECTION 1460.08(A) (3) FAULTY WEATHER PROTECTION

1. Window glass is broken - missing
2. Gaps around - at bottom of entrance door
3. Siding - trim is deteriorated - fire damaged - missing
4. Door is deteriorated - damaged - missing
5. Roof covering is deteriorated - damaged - leaking - missing
6. Window sash is deteriorated - damaged - missing - loose
7. Soffit - fascia is deteriorated

SECTION 1460.08(A)(6) HAZARDOUS MECHANICAL EQUIPMENT

1. Furnace: Due to age and or condition; have a qualified mechanical contractor; that is registered with the City of Lansing; visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks; openings; excessive rust and corrosion. Inspect furnace casing; check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.
2. Burners and blower at furnace require cleaning and servicing.
3. Return air grill / supply air register is / missing / loose / damaged / clogged and needs cleaning.
4. Inoperative furnace due to the gas / electrical service being off.
5. Thermostat is damaged / missing cover / has been improperly installed.
6. Water damaged furnace. Furnace / shows signs of having been / is submerged in water / sewage. Have a qualified mechanical contractor that is registered with the City of Lansing; sanitize the affected areas; replace the gas valve; check & service all controls; test the furnace and ensure safe and proper operation; in writing; to the Code Compliance Office
7. Bring Mechanical to code with a permit.

SECTION 1460.08(A) (5) HAZARDOUS PLUMBING

1. Inoperable water heater since the gas / electrical /water service is off. Hot water temperature at plumbing fixtures is less than requirements of the Plumbing Code.
2. Permit for water heater / waste / supply piping installation has not been issued and lacks inspection and final approval by the City of Lansing; Building Safety Office; ph. 483-4356.
 - a. Fire Damaged Plumbing.
 - b. Bring all waste & Supply piping to code; including the water heater and damage fixtures to code with permit.

SECTION 1460.08(A) (4) HAZARDOUS ELECTRICAL WIRING

1. Wiring is deteriorated / fire damaged. Have a qualified electrical contractor that is registered with the City of Lansing; check the wiring; bring it up to code; and submit written verification to the Code Compliance Office.
2. Permit for service panel / electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing; Electrical Inspector. The Building Safety Office; ph. 483-4356.
 - a. Fire/Water Damaged Electrical
 - b. Bring all electrical to code with permit.

SECTION 1460.08(A)(8) INADEQUATE FIRE PROTECTION; WARNING DEVICES; OR FIRE-FIGHTING EQUIPMENT

1. Lack of operational smoke detectors at ceilings throughout the structure.

SECTION 1460.08(A)(1) INADEQUATE SANITATION; HAZARDOUS OR UNSANITARY PREMISES

1. Uncleanliness / Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air; food or drink unwholesome or detrimental to the health of humans. All floors; walls; ceilings windows; doors; cabinets; countertops; plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.
 - a. Fire Damaged structure.
2. Accumulation of trash / debris / deteriorated furniture / deteriorated appliances throughout the dwelling.
3. Mold accumulation at walls in basement / bathtub area / windows / below kitchen sink / below lavatory. All affected areas are to be cleaned and sanitized with bleach
4. Peeling; chipping; flaking; or abraded paint on interior surfaces of a structure must be properly removed or covered.
5. Plaster / Gypsum board at ceiling / wall is damaged / loose
6. Countertop in kitchen / bathroom is deteriorated / damaged / lacks nonabsorbent capacity
7. Floor coverings are soiled throughout dwelling.
8. Carpet is loose / torn / deteriorated and worn-out.
9. Nonabsorbent floor / wall coverings damaged / lacking in kitchen / bathroom / shower area.
10. Caulking / Ceramic tile / Nonabsorbent paneling / Window trim is damaged / loose at bathroom shower area walls.
11. Cabinet floor is deteriorated at kitchen sink / vanity.
12. Vanity / Kitchen cabinet is deteriorated / damaged / loose at connection to the wall.
13. Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

SECTION 1460.08(A) (10) LIGHT AND VENTILATION

1. All windows and exterior doors; including storm windows and doors; shall be weather-tight and in good repair. During the months of May through October; every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device; and every window or door with openings to outdoor space; used or could be used for ventilation; shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

SECTION 1460.18 EXTERIOR STRUCTURE (C) PREMISES IDENTIFICATION

1. Premises Identification numbers missing or are not plainly legible and visible from the street or road fronting the property. Address numbers shall be a minimum of 4 inches high and a maximum of 12 inches high with a minimum stroke width of 0.5 inch.

Mechanical Permit Required; Plumbing Permit Required; Electrical Permit Required; Building Permit Required; Demolition Permit Required

This dwelling has been declared UNSAFE AND DANGEROUS as defined in section 1460.09 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with Fines: \$500 per day for each violation.

It has been determined by the under signed Officer that at the above referenced address there is a dilapidated, UNSAFE AND DANGEROUS FIRE DAMAGED STRUCTURE. You are hereby notified that this condition constitutes a violation of section 1460.09 of the Lansing Housing and Premises Code. It has been determined by this office that the structure shall be made safe by the compliance due date. Failure to comply will leave no alternative, but to refer this matter to the Demolition Hearing Officers. All interested parties will be notified of a pending demolition process and all costs related to this will be placed on the tax roll. Further, signs reading DO NOT ENTER - UNSAFE TO OCCUPY have been posted at each entrance. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said structure shall remain vacant until this office has approved all corrections.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483-4494 Monday through Thursday between the hours of 8-9 -AM or 12-1 - PM

Officer: Craig Whitford

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 1460.07(a)- Notice of Violation - a copy of this violation was sent to:
Taxpayer of Record: James Iii & Narducci Cheryl Jacobs, 617 Bluff St, Lansing, MI 48906

"Equal Opportunity Employer"

Taxpayer's Copy