



## Development Services Department | Code Compliance Division

1214 ½ -1220 North Staples | Substandard Building Case Summary – Timeline

- 7/12/2022- Code Enforcement is notified of the potential violation and initial inspection of the property is completed. Property is placard for substandard conditions and a building survey is completed. A hold is placed on the utilities for the property.
- 7/13/2022-Notice of violation and building survey are mailed out to property owner. Providing the owner with a 30-day compliance period.
- 9/15/2022- A compliance reinspection was conducted, and the property was found to be in violation.
- 9/16/2022- Citation issued to property owner for non-compliance.
- 11/9/2022- A compliance reinspection was conducted, and the property was found to be in violation.
- 11/10/2022- Citation issued to property owner for non-compliance.
- 11/17/2022 & 11/18/2023- Legal public notice of violation for property is published in the Caller Times Newspaper.
- 12/27/2022 & 12/28/2022- Legal public notice of Building Standards Board hearing for January 2023 published in the Caller Times Newspaper. Date of hearing is 1/26/2023.
- 1/26/2023- A substandard building case was presented to the Building Standards Board.
  - The board ordered the property to be tabled until the March 2023 hearing. A verbal order was issued to the property owner to return with a vacancy proposal at the March hearing.
- 2/27/2023 & 2/28/2023- Legal public notice of hearing for March 2023 published in the Caller Times Newspaper. Date of hearing is 3/23/2023.
- 3/23/2023- A substandard building case was presented to the Building Standards Board.
  - The property owner did not comply with the March verbal order to present a vacancy proposal.
  - The board ordered the property to be tabled until the May 2023 hearing. A verbal order was issued to the property owner to return with a structural engineering report at the May hearing.
- 5/1/2023 & 5/2/2023-Legal public notice of hearing for May 2023 published in the Caller Times Newspaper. Date of hearing is 5/25/2023.



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- 5/5/2023- Inspection completed – Photos taken to verify the condition of the property.
- 5/16/2023-Inspection completed – Photos taken to verify the condition of the property.
- 5/25/2023- A substandard building case was presented to the Building Standards Board.
  - The property owner did not comply with the May verbal order to return with a structural engineering report. The owner stated they did not have time to complete it.
  - The Board ordered the property to be tabled until the July 2023 hearing. A verbal order was issued to the property owner to return with a structural engineering report at the July hearing.
- 7/3/2023 & 7/5/2023- Legal public notice of hearing for July 2023 published in the Caller Times Newspaper. Date of hearing is 7/27/2023.
- 7/27/2023- A substandard building case was presented to the Building Standards Board. The property owner did not comply with the July verbal order to return with a structural engineer report.
  - The Board ordered property to be tabled till the September 2023 hearing. A verbal order was issued to the property owner to secure the property by installing a perimeter fence within 30 days and board up any openings to the structure to prevent potential access.
- 8/12/2023-Inspection completed – Photos taken to verify the condition of the property.
- 9/5/2023 & 9/6/2023-Legal public notice for the September 2023 hearing published in the Caller Times Newspaper. BSB hearing date is 9/28/2023.
- 9/13/2023- Compliance Inspection completed – Fencing erected around one portion of the building but not completely around the perimeter of the building, as directed by the Building Standards Board at the 7/27/2023 BSB Hearing.
  - In addition, Code Compliance found an unsecure opening on the 2<sup>nd</sup> level and started an Unsecured Vacant Building to notify the owner of the unsecured opening on the 2<sup>nd</sup> level.
- 9/28/2023- A substandard building case was presented to the Building Standards Board. The property owner did not appear at the hearing. The owner’s legal representative advised that he would not be in attendance.
  - Via email, the owner’s legal representative provided a letter from an engineer stating a summary of a general assessment of the condition of the building. A written request for an extension was also submitted via email. On behalf of the property owner, the letter from the engineer and the extension request were presented to the Building Standards Board for consideration.



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- A motion was made to require the owner to demolish the structure within 30 days. The Board voted (3 to 1) and the motion passed. If the owner is non-compliant after the 31<sup>st</sup> day, the City is authorized to demolish the structure.
  
- 10/24/2023 – The City’s Secretary’s Office confirmed receipt of the Notice of Appeal submitted by the owner’s legal representative.
  
- 11/14/2023 – A compliance inspection was conducted to find a fence has been erected around the perimeter of the building.
  - The 2<sup>nd</sup> floor opening has not been secured.
    - 11/14/2023 – An inspection confirmed the 2<sup>nd</sup> floor is accessible and the opening remains unsecure.
      - An abatement work order will be issued to secure the opening.
  
- 11/27/2023 – Notice of Building Standards Board Appeal Hearing sent to Priscilla Tyron Cambric and Matt Manning
  
- 12/12/2023 – Building Standards Board Appeal scheduled to be heard by City Council