



Date: March 19, 2012

To: Linda R. Price, Revitalization Manager

From: Keith A. Petillo, Rehabilitation Specialist

Subject: Housing Inspection at 427 Iowa Street

The structure at 427 Iowa Street is a one story single-family home of approximately 2,170 square feet in total floor area. Records indicate a construction date of 1930. The property has apparently stood vacant for a number of years. There has been no water service since October of 2000.

The home is in a substantial state of disrepair. There are several holes through the roof admitting the elements. The worst, around the chimney area, has caused the room's ceiling to collapse. Siding and exterior trim boards are rotted at various locations, the worst area also being around the chimney. The structural condition of the chimney is such that future collapse onto the neighboring structure is not out of the question. The building is unfit for human habitation.

Section 108 of the adopted International Property Maintenance Code states in part that *"When a structure is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code."*

The Code further states in Section 110 that *"The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure."*

RECOMMENDATION: The requirements of the Code are clear. The owner of 427 Iowa Street should either obtain a building permit to repair the structure or, if not deemed economically feasible, demolish it. If the owner continues to take no action in this regard, the City of Norman should initiate condemnation proceedings. A detached storage building and separate storm cellar on the property should be included in any demolition or repair order.

Cc: Janita Hatley, Code Compliance Inspector

office memorandum