



office memorandum

Date: September 22, 2014
To: Linda R. Price, Revitalization Manager
From: Joseph P Schier, Code Compliance Inspector
Subject: Property located at 605 Sturtz Circle

The structure at 605 Sturtz Circle is a single family home of approximately 5100 square feet, including the upstairs and two attached garages. This property was damaged by a structure fire on October 20, 2013. According to the fire department, 605 Sturtz has sustained severe fire damage, is no longer habitable, and is a hazard to persons in the surrounding area. The debris and what is left of the structure needs to be removed from the site.

As it pertains to the investigation into the cause of the fire at 605 Sturtz, the Norman Fire Department has examined the structure and has documented its findings. Therefore, demolition can proceed at any time.

Extensive fire damage is readily evident. The structure appears to be so damaged by the fire and the elements in the eleven months since the fire that it is beyond repair. The building has been secured once by the owner at our request and has been found to be unsecured again and has been turned over to our contractor for securing.

The City has received numerous calls of complaint from neighbors on the street and in the vicinity. Complaints range from worries about the possible collapse of the structure and odor complaints due to the smell emanating from the structure to complaints about how it looks and is affecting property values.

Section 110 of the adopted International Property Maintenance Code states 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 owner of 605 Sturtz Circle should obtain a demolition permit to demolish the structure as soon as possible. If the owner continues to take no action in this regard, the City of Norman should initiate condemnation proceedings.

Cc: Darryl Troupe, Fire Inspector