

Neighborhood & Community Services  
Code Enforcement Division  
707 E. Main Ave. PO Box 430  
Bowling Green, KY 42102-0430



Violation of Bowling Green Code of  
Ordinances' Chapter 27, Property Code

**CITATION**  
**2017-00005293**

**MOYERS SHELBY & IRENE % CHANDLER JOHN & ELIZABETH**  
**714 ANDREW WAY**  
**BOWLING GREEN KY 421011906**

Citation Issued Date: 8/24/2017  
Case #: 2017-00006748  
Certified Mail #: 7015 1730 0000 6321 9854

Property in Violation: **258 WARREN WAY**

PVA Parcel #: **040A01 046**

**Violations:** See the attached Inspection Report for the named violations and Titles in Chapter 27, Property Code that have been violated.

**Correction Steps:** Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

**A Code Compliance Re-Inspection** will be on

**Transfer of Property Ownership:** International Property Maintenance Code 107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

**Civil Penalty: \$103.81**

**Additional Fines and fees:** If violation(s) to Chapter 27, Property Code remain on the Property in Violation after the completed Compliance Re-Inspection, additional citations may be issued and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement and Nuisance Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of that remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this Citation and will be billed to the property owner.

**Payment of Fine:** If payment of the fine is in person, come to the Treasurer's counter located in the City Annex Building at 1017 College St. If payment is by mail, send to: **City Treasurer, P O Box 1410, Bowling Green KY 42102-1410** Pay online at: <http://www.bgky.org>

All Fines and Fees that are not paid after being approved by the Code Enforcement and Nuisance Board will be subject to a lien being filed on the Property In-Violation.

**THE VIOLATOR SHALL RESPOND TO THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED BY EITHER PAYING THE CIVIL FINE SET OUT ABOVE OR BY REQUESTING A HEARING BEFORE THE CODE ENFORCEMENT AND NUISANCE BOARD TO CONTEST THE CITATION. IF THE VIOLATOR DOES NOT CONTEST THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED, THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO A HEARING AND THE DETERMINATION THAT A VIOLATION WAS COMMITTED SHALL BE CONSIDERED FINAL. IN THIS EVENT, THIS CITATION AS ISSUED SHALL BE DEEMED A FINAL ORDER DETERMINING THAT THE VIOLATION(S) SET OUT IN THIS CITATION WAS COMMITTED AND IMPOSING THE CIVIL FINE SET OUT ABOVE AND THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO APPEAL THE FINAL ORDER TO DISTRICT COURT. IF YOU CONTEST OR APPEAL THIS CITATION, THE CODE ENFORCEMENT AND NUISANCE BOARD HAS THE DISCRETION TO DOUBLE THE CIVIL FINE SET OUT ABOVE, TO IMPOSE A PER DAY FINE FROM THE DATE OF THE CITATION AND TO IMPOSE OTHER REMEDY FINDINGS IF THE BOARD UPHOLDS THE CITATION.**

Any request for a hearing contesting the citation shall be in writing giving the reason for the appeal to the Code Enforcement and Nuisance Board using the Appeal form attached to this citation. All requests for hearings shall be mailed to the City of Bowling Green, CENB Clerk, P.O. Box 430, Bowling Green KY 42102-0430. For additional information on appeals, please call: (270) 393-3102. If you request a hearing to contest the citation, do not pay the civil fine set out in this citation until the Code Enforcement and Nuisance Board has rendered a decision on your appeal.

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Inspected Address: **258 WARREN WAY**

Case #: **2017-00006748**

Primary Owner: **MOYERS SHELBY & IRENE % CHANDLER JOHN**  
Mailing Address: **714 ANDREW WAY**  
**BOWLING GREEN KY 421011906**

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Inspector's Findings: Follow-Up Inspection 2017-00005293

8/24/2017 11:00:00 AM

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**The inspection made at this property revealed the following violations to the Code of Ordinances:**

**Overgrown Grass - IPMC 302.4**

**\* Weeds / Grasses**

Inspector's Comments: [REDACTED]

BGKY C27 27.5.07 - Section 302.4 of the International Property Maintenance Code is amended to designate ten (10) inches as the maximum height of weeds or plant growth on properties located in the City except for those parcels being used for agricultural purposes. The presence of any weeds or plant growth, including grass, but excluding crops, trees, bushes, flowers or other ornamental plants, in excess of ten (10) inches in height is hereby declared a nuisance. The property owner is responsible for weeds or plant growth on their property including easements and rights-of-way. Rights-of-way include the property line to the curb or if no curb exists, from the property line to the street.

**\* Weeds**

Inspector's Comments: [REDACTED]

IPMC 3.302.4 - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10" inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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**If you do not understand the violation or cannot reference where the violation is on your property, notify the Assigned Code Official for clarification within the next seven days.**

**If an Appeal is not filed with the Code Enforcement & Nuisance Board Clerk a COMPLIANCE INSPECTION will be on**

**If the property is still in violation after the Compliance Inspection additional citations may be issued until compliance is rendered.**

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I have inspected the Property in Violation and have found it in non-compliance with the City of Bowling Green's Code of Ordinances, Chapter 27, Property Code, Chapter 21, Streets & Sidewalks and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Brad Schargorodski  
Code Official  
Office: 270-393-3110  
Email: brad.schargorodski@bgky.org



**CITATION**  
**2017-00005327**

**SMITH SHANNON LEE**  
**1164 CREWDSON DR**  
**BOWLING GREEN KY 421011979**

Citation Issued Date: 8/24/2017  
Case #: 2017-00006730  
Certified Mail #: 7015 1730 0000 6321 9847

Property in Violation: **1164 CREWDSON DR**

PVA Parcel #: **039B21 037**

**Violations:** See the attached Inspection Report for the named violations and Titles in Chapter 27, Property Code that have been violated.

**Correction Steps:** Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

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**Civil Penalty: \$203.81**

**Additional Fines and fees:** If violation(s) to Chapter 27, Property Code remain on the Property in Violation after the completed Compliance Re-Inspection, additional citations may be issued and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement and Nuisance Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of that remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this Citation and will be billed to the property owner.

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All Fines and Fees that are not paid after being approved by the Code Enforcement and Nuisance Board will be subject to a lien being filed on the Property In-Violation.

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Inspected Address: 1164 CREWDSON DR

Case #: 2017-00006730

Primary Owner: SMITH SHANNON LEE  
Mailing Address: 1164 CREWDSON DR  
BOWLING GREEN KY 421011979

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Inspector's Findings: Follow-Up Inspection 2017-00005327

8/24/2017 12:00:00 PM

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The inspection made at this property revealed the following violations to the Code of Ordinances:

**Overgrown Grass - IPMC 302.4**

**\* Weeds / Grasses**

Inspector's Comments: [REDACTED]

BGKY C27 27.5.07 - Section 302.4 of the International Property Maintenance Code is amended to designate ten (10) inches as the maximum height of weeds or plant growth on properties located in the City except for those parcels being used for agricultural purposes. The presence of any weeds or plant growth, including grass, but excluding crops, trees, bushes, flowers or other ornamental plants, in excess of ten (10) inches in height is hereby declared a nuisance. The property owner is responsible for weeds or plant growth on their property including easements and rights-of-way. Rights-of-way include the property line to the curb or if no curb exists, from the property line to the street.

**\* Weeds**

Inspector's Comments: [REDACTED]

IPMC 3.302.4 - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10" inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

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Brad Schargorodski  
Code Official  
Office: 270-393-3110  
Email: brad.schargorodski@bgky.org



**CITATION**  
**2017-00005552**

**GIBSON JIPAUM ASKEW**  
**PO BOX 296**  
**PADUCAH KY 420020296**

Citation Issued Date: 8/24/2017

Case #: 2017-00005062

Certified Mail #: 7015 1730 0000 6135 2274

Property in Violation: **202 DOUBLE SPRINGS RD**

PVA Parcel #: **039B02W022**

**Violations:** See the attached Inspection Report for the named violations and Titles in Chapter 27, Property Code that have been violated.

**Correction Steps:** Repair, replace, remove or otherwise correct all items including but not limited to those specifically mentioned in this citation as being in violation of city's ordinances. All vehicles related violations of code title 27-5.03 (a), (b), (c), (d) and (e) must be kept in an approved enclosed building, otherwise remove from premises.

**A Code Compliance Re-Inspection** will be on **09/04/2017**

**Transfer of Property Ownership:** International Property Maintenance Code 107.5 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

**Civil Penalty: \$153.81**

**Additional Fines and fees:** If violation(s) to Chapter 27, Property Code remain on the Property in Violation after the completed Compliance Re-Inspection, additional citations may be issued and those violations will constitute a second or more offense against the Property in Violation. A second offense is double the first offense amount and a third or more offense is doubled from the second offense amount. All fines are subject to a per day fine amount set at the discretion of the Code Enforcement and Nuisance Board. In addition to fines being levied the City may remedy the violations with their own forces if so elected and the cost of that remedy shall be charged against the property owner for collection. All Certified Mail Postage and/or handling fees will be added to this Citation and will be billed to the property owner.

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Inspected Address: 202 DOUBLE SPRINGS RD

Case #: 2017-00005062

Primary Owner: GIBSON JIPAUM ASKEW  
Mailing Address: PO BOX 296  
PADUCAH KY 420020296

Inspector's Findings: Follow-Up Inspection 2017-00005552

8/24/2017 2:45:00 PM

The inspection made at this property revealed the following violations to the Code of Ordinances:

**Ext Structure - Protective Treatment - IPMC 304.2**

**\* General**

Inspector's Comments:

IPMC 3.304.1.- - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**\* Protective Treatment**

Inspector's Comments: Housing: There are areas on the exterior of the structure that have peeling/flaking/chipping paint. There are also areas of the exterior trim that are deteriorated or damaged by a fire.

IPMC 3.304.2 - All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

**Ext Structure-Windows, skylights & frames-IPMC 304.13.1&2**

**\* General**

Inspector's Comments: Housing: There are areas on the exterior of the structure that have peeling/flaking/chipping paint. There are also areas of the exterior trim that are deteriorated or damaged by a fire.

IPMC 3.304.1.- - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**\* Glazing**

Inspector's Comments:

IPMC 3.304.13.1 - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All glazing materials shall be maintained free from cracks and holes.

**\* Openable Windows**

Inspector's Comments:

IPMC 3.304.13.2 - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

**Unsafe/Problem Structures - Additional Building Characteristics**

### \* Unsafe / Problem Structures Defined

Inspector's Comments: Dangerous Building: This structure was damaged by fire in 2015 and has not been restored.

BGKY C27 27.5.02.a.. - An unsafe / problem structure is defined as a building or other structure that poses a nuisance or danger to the public, police department or fire department and includes, but is not limited to the definition in the International Property Maintenance Code, as well as the following:

### \* Additional Building Characteristics

Inspector's Comments: Dangerous Building: This building has multiple broken windows, multiple boarded windows and has disconnected utilities. It has been in this condition since a building fire that occurred in 2015.

BGKY C27 27.5.02.a.5 - A building characterized by disconnected utilities, extensive broken glass, peeling or flaking paint on the exterior walls, loose or rotting materials on the roof or the exterior walls; or,

### \* Compliance Time Period

Inspector's Comments: Dangerous Building: This structure was damaged by fire in 2015 and has not been restored.

BGKY C27 27.5.02.a.b - When an unsafe / problem structure, not in danger of structural collapse, has been closed and secured from entry and the elements by the property owner and the structure continues to remain closed and secured from entry and the elements by approved methods, it may remain standing in a safe condition for a period not to exceed sixty (60) days from the date of the condemnation, fire, or damage from other means, or the date of the release of the property from a governmental, criminal, fire or explosives investigation, at which time an application must have been made for a building permit to repair or for a demolition permit. If a building permit is requested and approved, repair or renovation work to bring the property into compliance must be completed within sixty (60) days of the date of the issuance of the permit. If a demolition permit is requested and approved, demolition must be initiated within five (5) days and must be completed within thirty (30) days of the date of the issuance of the demolition permit.

### \* Failure to Comply

Inspector's Comments: Dangerous Building: This building has multiple broken windows, multiple boarded windows and has disconnected utilities. It has been in this condition since a building fire that occurred in 2015.

BGKY C27 27.5.02.a.c - Failure of the property owner to obtain the required permit(s) in the specified time and/or to keep the structure closed and secured from entry shall constitute permission to an official, employee, or other authorized agent of the City to enter upon the property to remedy the situation and to abate the nuisance by demolition and removal of the unsafe / problem structure.

## Unsafe/Problem Structures - Damaged Building - C27.5.02.1

### \* Unsafe / Problem Structures Defined

Inspector's Comments: Dangerous Building: This structure was damaged by fire in 2015 and has not been restored.

BGKY C27 27.5.02.a.. - An unsafe / problem structure is defined as a building or other structure that poses a nuisance or danger to the public, police department or fire department and includes, but is not limited to the definition in the International Property Maintenance Code, as well as the following:

### \* Damaged Building

Inspector's Comments: Dangerous Building: This structure was damaged by fire in 2015 and has not been restored.

BGKY C27 27.5.02.a.1 - A building damaged by fire, wind, seismic or other causes so as to cause the building to become dangerous to life, limb or property of the occupants or to the public;

### \* Compliance Time Period

Inspector's Comments: Dangerous Building: This structure was damaged by fire in 2015 and has not been restored.

BGKY C27 27.5.02.a.b - When an unsafe / problem structure, not in danger of structural collapse, has been closed and secured from entry and the elements by the property owner and the structure continues to remain closed and secured from entry and the elements by approved methods, it may remain standing in a safe condition for a period not to exceed sixty (60) days from the date of the condemnation, fire, or damage from other means, or the date of the release of the property from a governmental, criminal, fire or explosives investigation, at which time an application must have been made for a building permit to repair or for a demolition permit. If a building permit is requested and approved, repair or renovation work to bring the property into compliance must be completed within sixty (60) days of the date of the issuance of the permit. If a demolition permit is requested and approved, demolition must be initiated within five (5) days and must be completed within thirty (30) days of the date of the issuance of the demolition permit.

**\* Failure to Comply**

Inspector's Comments: **Dangerous Building: This structure was damaged by fire in 2015 and has not been restored.**

BGKY C27 27.5.02.a.c - Failure of the property owner to obtain the required permit(s) in the specified time and/or to keep the structure closed and secured from entry shall constitute permission to an official, employee, or other authorized agent of the City to enter upon the property to remedy the situation and to abate the nuisance by demolition and removal of the unsafe / problem structure.

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Tim Butts  
Code Official  
Office: 270-393-3108  
Email: tim.butts@bgky.org





**CITATION**  
**2017-00005612**

**BURRELL GREGORY W / BURRELL PROPERTIES LLC**  
**917 KENSINGTON WAY**  
**BOWLING GREEN KY 42103**

Citation Issued Date: 8/25/2017  
Case #: 2017-00005752  
Certified Mail #: 7015 1730 0000 6321 9885

Property in Violation: **300 GAYLE WAY**

PVA Parcel #: **040A01 108**

**Violations:** See the attached Inspection Report for the named violations and Titles in Chapter 27, Property Code that have been violated.

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**Civil Penalty: \$153.81**

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**Payment of Fine:** If payment of the fine is in person, come to the Treasurer's counter located in the City Annex Building at 1017 College St. If payment is by mail, send to: **City Treasurer, P O Box 1410, Bowling Green KY 42102-1410** Pay online at: <http://www.bgky.org>

All Fines and Fees that are not paid after being approved by the Code Enforcement and Nuisance Board will be subject to a lien being filed on the Property In-Violation.

**THE VIOLATOR SHALL RESPOND TO THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED BY EITHER PAYING THE CIVIL FINE SET OUT ABOVE OR BY REQUESTING A HEARING BEFORE THE CODE ENFORCEMENT AND NUISANCE BOARD TO CONTEST THE CITATION. IF THE VIOLATOR DOES NOT CONTEST THIS CITATION WITHIN SEVEN (7) DAYS OF THE DATE THE CITATION IS ISSUED, THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO A HEARING AND THE DETERMINATION THAT A VIOLATION WAS COMMITTED SHALL BE CONSIDERED FINAL. IN THIS EVENT, THIS CITATION AS ISSUED SHALL BE DEEMED A FINAL ORDER DETERMINING THAT THE VIOLATION(S) SET OUT IN THIS CITATION WAS COMMITTED AND IMPOSING THE CIVIL FINE SET OUT ABOVE AND THE VIOLATOR SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO APPEAL THE FINAL ORDER TO DISTRICT COURT. IF YOU CONTEST OR APPEAL THIS CITATION, THE CODE ENFORCEMENT AND NUISANCE BOARD HAS THE DISCRETION TO DOUBLE THE CIVIL FINE SET OUT ABOVE, TO IMPOSE A PER DAY FINE FROM THE DATE OF THE CITATION AND TO IMPOSE OTHER REMEDY FINDINGS IF THE BOARD UPHOLDS THE CITATION.**

Any request for a hearing contesting the citation shall be in writing giving the reason for the appeal to the Code Enforcement and Nuisance Board using the Appeal form attached to this citation. All requests for hearings shall be mailed to the City of Bowling Green, CENB Clerk, P.O. Box 430, Bowling Green KY 42102-0430. For additional information on appeals, please call: (270) 393-3102. If you request a hearing to contest the citation, do not pay the civil fine set out in this citation until the Code Enforcement and Nuisance Board has rendered a decision on your appeal.

Inspected Address: **300 GAYLE WAY**

Case #: **2017-00005752**

Primary Owner: **BURRELL PROPERTIES LLC**  
Mailing Address: **917 KENSINGTON WAY  
BOWLING GREEN KY 421030923**

Inspector's Findings: Follow-Up Inspection 2017-00005612

8/25/2017 2:30:00 PM

**The inspection made at this property revealed the following violations to the Code of Ordinances:**

**Ext Structure-Building security - Egress Door - IPMC 304.18.1**

**\* Doors**

Inspector's Comments: **Housing: The exterior door on the left side of the dwelling at unit #A does not provide adequate security as required. There is no installed deadbolt on this door.**

IPMC 3.304.18.1 - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

**Int Structure - Interior surfaces - IPMC 305.3**

**\* Interior surfaces**

Inspector's Comments: **Housing: Drawers/cabinetry in the kitchen at this location are not maintained in good repair.**

IPMC 3.305.3 - All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

**Int Structure - stairs & walking surfaces - IPMC 305.4**

**\* Stairs and walking surfaces**

Inspector's Comments: **Housing: There are numerous tripping hazards within the dwelling at this location due to multiple extension/flexible cords in use throughout the home.**

IPMC 3.305.4 - Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

**Mechanical & EI Reqs - Elec Equipment-Receptacles - IPMC 605.2**

**\* Receptacles**

Inspector's Comments: **Housing: There are several inoperable electrical receptacles inside Unit A at this location including, but not limited to, the kitchen and living room. As a result of inoperable receptacles the tenant has strung together numerous extension cords which create a safety hazard.**

**Please repair any and all inoperable receptacles and/or electrical equipment.**

IPMC 6.605.2 - Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

**Mechanical & EI Reqs- Heating Facilities- Heat Supply-IPMC 602.3**

### \* Heat Supply

Inspector's Comments: Housing: During an interior complaint-based inspection of Unit A at this location it was determined that there is no installed permanent heat source. There is a gas floor heater present under the house, however the tenant reports it is not in serviceable or operable condition.

Prior to the date listed below, the dwelling at this location must have a permanent heat source installed and operational.

Please note that while permanently mounted electric wall/baseboard heaters may suffice as a heat source, unvented, wall-mounted gas heaters cannot be the primary source of heat.

IPMC 6.602.3 - Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 1 to April 30 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

### Mechanical & EI Reqs-Elec Equipment - Wiring- IPMC 605.4

#### \* Wiring

Inspector's Comments: Housing: The tenant in Unit A at this location has numerous extension and flexible wire-type cords run throughout the dwelling which create a hazard and safety concern. This is due to several receptacles in the dwelling which are not in operable or usable condition.

IPMC 6.605.4 - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors, or ceilings.

### Mechanical & EI Reqs-Elec Equipment- Installation - IPMC 605.1

#### \* Installation

Inspector's Comments: Housing: There are several electrical receptacles at this location that are not maintained in good condition or for safe operation. There are several inoperable receptacles. There are numerous electrical splitters, extension cords and/or flexible cords used to power appliances throughout the home.

IPMC 6.605.1 - All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

### Mechanical & EI Reqs-Removal of Combustion Products - IPMC 603.2

#### \* Removal of Combustion Products

Inspector's Comments: Housing: The gas water heater at this location is not properly vented. There are two draft hoods present between the flue outlet and the vent pipe. Components of the water heater vent appear to be installed improperly.

IPMC 6.603.2 - All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.

### Nuisances -Duty of Maintenance of Private Property - C27.6.03

**\* Duty of Maintenance of Private Property**

Inspector's Comments: Nuisance: There are several code violations at unit #A which have generated a tenant complaint to our office. The property owner has been made aware of these violations and has appropriate time to bring the property to code.

BGKY C27 27.6.03 - No person owning, leasing, occupying or having charge of any property or premises shall maintain or keep any nuisance thereon, nor shall any such person keep or maintain such property or premises in a manner which could cause substantial diminution in the value of the other property in the neighborhood in which such property or premises are located.

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If you do not understand the violation or cannot reference where the violation is on your property, notify the Assigned Code Official for clarification within the next seven days.

If an Appeal is not filed with the Code Enforcement & Nuisance Board Clerk a COMPLIANCE INSPECTION will be on **09/05/2017**

If the property is still in violation after the Compliance Inspection additional citations may be issued until compliance is rendered.

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I have inspected the Property in Violation and have found it in non-compliance with the City of Bowling Green's Code of Ordinances, Chapter 27, Property Code, Chapter 21, Streets & Sidewalks and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Brad Schargorodski  
Code Official  
Office: 270-393-3110  
Email: brad.schargorodski@bgky.org