



**CITATION**  
**2017-00003472**

**PVA Recorded Property Owner in Violation**

**PURKERSON FLOYD & MARY**  
**154 HICKORY LN**  
**BOWLING GREEN KY 421019422**

Citation Issued Date: 6/2/2017

Case #: 2017-00002802

Certified Mail #: 7015 1730 0000 6315 2199

Property in Violation: **880 OLD BARREN RIVER RD**

PVA Parcel #: **039B28 021**

**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 **6/13/2017**

**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.

<b>Civil Penalty:</b>	\$3.81	Postage & Handling
	\$600.00	Structural 3rd Offense
	<b>\$603.81</b>	<b>Total Amount</b>

**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**

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: **880 OLD BARREN RIVER RD**

Case #: **2017-00002802**

Primary Owner: **PURKERSON FLOYD & MARY**  
Mailing Address: **154 HICKORY LN  
BOWLING GREEN KY 421019422**

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Inspector's Findings: Follow-Up Inspection 2017-00003472

06/02/2017 at 8:45 AM

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**The inspection made at this property revealed the following violations to the Code of Ordinances, Chapter 27, Property Code:**

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

Inspector's Comments: There are several areas of the structures at this location that lack and/or have insufficient protective treatment including, but not limited to, areas of unprotected/untreated wood, decaying, deteriorating and warped wood, and peeling/flaking/chipping paint.

Please repair or replace all areas of missing, inadequate and/or insufficient protective treatment.

**..IPMC.3.304.2-Protective Treatment**

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.

**.IPMC.3.304.1.--General**

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.

**\* Ext Structure - Exterior Walls - IPMC 304.6**

Inspector's Comments: Many of the exterior walls on the structures at this location are not maintained in good repair or sound condition. Walls are characterized by holes, breaks, peeling/flaking/chipping paint, deteriorating wood, etc

**..IPMC.3.304.6-Exterior Walls**

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**.IPMC.3.304.1.--General**

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.

**\* Ext Structure - Roof and Drains - IPMC 304.7**

Inspector's Comments: The roof on the structures at this location does not appear to be maintained in good repair and/or sound, tight and/or has defects which may admit rain. This includes, but is not limited to, areas of the roof that appear to be in a state of active deterioration and/or collapse, gable vents, soffit, fascia and flashing that are not maintained in good condition, and areas of the roof do not appear to be properly anchored or secured to the structure.

Please repair or replace.

**..IPMC.3.304.7-Roofs and Drainage**

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**.IPMC.3.304.1.--General**

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.

**\* Ext Structure-Chimneys & towers - IPMC 304.11**

Inspector's Comments: A chimney on the structure at this location is in a state of deterioration, disrepair and or active collapse and is otherwise not maintained in safe or structurally sound condition.

**..IPMC.3.304.11-Chimneys and Towers**

All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

**.IPMC.3.304.1.--General**

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.

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

Inspector's Comments: There appear to be several broken/boarded/missing windows on the premises.

Please repair or replace any and all missing/broken/boarded windows at this location.

Additionally at least one of these windows has been boarded for an extended period of time.

Please note

per City Code that windows and doors shall not be boarded for more than 60 days: "...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..."

**.IPMC.3.304.1.--General**

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.

**.IPMC.3.304.13.1-Glazing**

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.

**.IPMC.3.304.13.2-Openable Windows**

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.

\* **Nuisances -Duty of Maintenance of Private Property - C27.6.03**

Inspector's Comments: The exterior of the structure at this location is in a state of disrepair and is in a manner which could cause substantial diminution in the value of other property in the neighborhood in which it is located.

The property has been in this condition for an extended period of time. Several attempts have been made to encourage the tenant and owner to correct these violations, and appropriate time has been allowed to bring the property into compliance with no significant progress having been made to the premises.

**...27.6.03-Duty of Maintenance of Private Property**

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 **6/13/2017**

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 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  
Fax: 270-393-3077  
Cell: 270-599-2485  
Email: Brad.Schargorodski@bgky.org



**CITATION**  
**2017-00003551**

**PVA Recorded Property Owner in Violation**

**RAMIREZ LUIS & MARICIA**  
**1714 WALDEN RD**  
**BOWLING GREEN KY 421014259**

Citation Issued Date: 6/5/2017

Case #: 2017-00005036

Certified Mail #: 70151730000063152342

Property in Violation: **1714 WALDEN RD**

PVA Parcel #: **028A16 038**

**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.

<b>Civil Penalty:</b>	\$400.00	Non-Structural 3rd Offense
	\$3.81	Postage & Handling
	<b>\$403.81</b>	<b>Total Amount</b>

**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**

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**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.**

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Inspected Address: 1714 WALDEN RD

Case #: 2017-00005036

Primary Owner: RAMIREZ LUIS & MARICIA  
Mailing Address: 1714 WALDEN RD  
BOWLING GREEN KY 421014259

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Inspector's Findings: Follow-Up Inspection 2017-00003551

06/05/2017 at 9:15 AM

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The inspection made at this property revealed the following violations to the Code of Ordinances,  
Chapter 27, Property Code:

\* **Overgrown Grass - IPMC 302.4**

Inspector's Comments:

**...27.5.07-Weeds / Grasses**

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.

**..IPMC.3.302.4-Weeds**

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 and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Moe Hillard  
Code Official  
Office: 270-393-3479  
Fax: 270-393-3077  
Cell: 270-799-5788  
Email: Moe.Hillard@bgky.org



**CITATION**  
**2017-00003620**

**PVA Recorded Property Owner in Violation**

**BURKE MARK A**  
**2155 GOSHEN CHURCH SOUTH RD**  
**BOWLING GREEN KY 421039522**

Citation Issued Date: 5/31/2017

Case #: 2017-00000482

Certified Mail #: 7015 1730 0000 6315 2168

Property in Violation: **1544 PARKHURST DR**

PVA Parcel #: **040A05A074**

**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 **6/12/2017**

**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.

<b>Civil Penalty:</b>	\$150.00	Structural 1st Offense
	\$3.81	Postage & Handling
	<b>\$153.81</b>	<b>Total Amount</b>

**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: 1544 PARKHURST DR

Case #: 2017-0000482

Primary Owner: BURKE MARK A  
Mailing Address: 2155 GOSHEN CHURCH SOUTH RD  
BOWLING GREEN KY 421039522

Inspector's Findings: Follow-Up Inspection 2017-00003620

05/31/2017 at 5:00 PM

**The inspection made at this property revealed the following violations to the Code of Ordinances, Chapter 27, Property Code:**

**\* Vacant Structure or Land - IPMC 301.3**

Inspector's Comments: The vacant property at this location is characterized by several code violations and has been in this condition for an extended period of time.

**..IPMC.3.301.3-Vacant Structures and Land**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

**\* Accessory Structures - IPMC 302.7**

Inspector's Comments: There is an accessory structure/garage on the premises that is in a state of disrepair and/or not maintained in good condition including, but not limited to, insufficient protective treatment and exposed/untreated and decaying wood for an extended period of time.

**..IPMC.3.302.7-Accessory structures**

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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

Inspector's Comments: There are areas of the structure at this location that lack and/or have insufficient protective treatment including, but not limited to, missing siding on the house and detached garage, exposed felt/building paper, areas of untreated wood along the roof line and around the windows, areas of peeling/flaking/chipping paint along the roof line and around windows.

This structure has been in violation for an extended period of time. The property owner has been notified by this office of these violations and has been given appropriate time to bring the property into compliance.

**..IPMC.3.304.2-Protective Treatment**

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.

**..IPMC.3.304.1.--General**

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.



\* **Ext Structure - Exterior Walls - IPMC 304.6**

Inspector's Comments:

**..IPMC.3.304.6-Exterior Walls**

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**.IPMC.3.304.1.--General**

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.

\* **Ext Structure - Roof and Drains - IPMC 304.7**

Inspector's Comments: The roof on the accessory structure/garage at the does not appear to be maintained in good repair and/or sound, tight and/or has defects which may admit rain. This includes, but is not limited to, an area of soffit that is characterized by decaying/deteriorating wood and untreated/unprotected wood along the soffit and fascia. Gutters and/or downspouts are also not present/maintained in good condition to carry water away from the structure.

Please repair or replace.

**..IPMC.3.304.7-Roofs and Drainage**

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**.IPMC.3.304.1.--General**

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.

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

Inspector's Comments: There is at least one window on the structure characterized by peeling/flaking/chipping paint on the window and/or frame.

**.IPMC.3.304.1.--General**

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.

**.IPMC.3.304.13.1-Glazing**

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.

**.IPMC.3.304.13.2-Openable Windows**

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.

\* **Nuisances -Duty of Maintenance of Private Property - C27.6.03**

Inspector's Comments:

**...27.6.03-Duty of Maintenance of Private Property**

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.

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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 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  
Fax: 270-393-3077  
Cell: 270-599-2485  
Email: Brad.Schargorodski@bgky.org



**CITATION**  
**2017-00003621**

**PVA Recorded Property Owner in Violation**

**HUNTER MARY C**  
**1004 DELAFIELD AVE**  
**BOWLING GREEN KY 421015176**

Citation Issued Date: 5/31/2017

Case #: 2017-00002728

Certified Mail #: 7015 1730 0000 6315 2175

Property in Violation: **1004 DELAFIELD AVE**

PVA Parcel #: **039B04 009**

**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 **6/12/2017**

**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.

<b>Civil Penalty:</b>	\$100.00	Non-Structural 1st Offense
	\$3.81	Postage & Handling
	<b>\$103.81</b>	<b>Total Amount</b>

**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**

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.

**Neighborhood and  
Community Services**

**City of Bowling Green**  
**Inspection Report**

**Code Enforcement Division**  
**Code Official**

**Brad Schargorodski**

Inspected Address: **1004 DELAFIELD AVE**

Case #: **2017-00002728**

Primary Owner

Plaintiff/Address: **HUNTER MARY C  
1004 DELAWARE AVE  
BOWLING GREEN KY 421015176**

Inspector's Findings: Follow-Up Inspection 2017-00003621

05/31/2017 at 5:15 PM

**The inspection made at this property revealed the following violations to the Code of Ordinances, Chapter 27, Property Code:**

**\* Motor Vehicles - Inoperable - C27.5.03a**

Inspector's Comments: There is an unlicensed and/or inoperable vehicle on the premises including, but not limited to, a vehicle that has flat tires.

This vehicle has been in an inoperable condition for an extended period of time and the property owner has been notified by this office and given sufficient time to bring the property into compliance (over a year).

Please repair or remove any and all inoperable/unlicensed vehicles from the premises.

**..27.1.03.Junk Motor Vehicle-Definitions: Junk Motor Vehicle**

"Junk Motor Vehicle" is any inoperable motor vehicle, whether repairable or not, without a current valid license plate, or which is rusted, wrecked, discharged, partially or totally dismantled or abandoned.

**.27.5.03.a. a-Unlicensed/Inoperable Motor Vehicle**

No inoperative or unlicensed motor vehicle, whether repairable or not, shall be parked, kept or stored on any public right-of way. No junk motor vehicle, shall be parked, kept or stored on any private premises longer than three (3) calendar days unless contained within an approved enclosed building. No motor vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled unless contained within an approved enclosed building.

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 **6/12/2017**

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

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 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  
Fax: 270-393-3077  
Cell: 270-599-2485  
Email: Brad.Schargorodski@bgky.org



**CITATION**  
**2017-00004861**

**PVA Recorded Property Owner in Violation**

**WALTON LILLIE  
185 WAGON TRL  
BOWLING GREEN KY 421039030**

Citation Issued Date: 6/2/2017

Case #: 2017-00005021

Certified Mail #: 70151730000063152335

Property in Violation: **1621 FORREST DR**

PVA Parcel #: **040A02 039**

**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 **7/3/2017**

**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.

<b>Civil Penalty:</b>	\$150.00	Structural 1st Offense
	\$3.81	Postage & Handling
	<b>\$153.81</b>	<b>Total Amount</b>

**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**

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.**

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Inspected Address: 1621 FORREST DR

Case #: 2017-00005021

Primary Owner: WALTON LILLIE  
Mailing Address: 185 WAGON TRL  
BOWLING GREEN KY 421039030

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Inspector's Findings: Initial Inspection 2017-00004861

06/01/2017 at 8:15 AM

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The inspection made at this property revealed the following violations to the Code of Ordinances,  
Chapter 27, Property Code:

\* **Unsafe Structures - IPMC 108.1.1**

Inspector's Comments:

**IPMC.1.2.108.1.1-Unsafe Structure**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

\* **Structure Unfit for Human Occupancy - IPMC 108.1.3**

Inspector's Comments: The current tenant has been notified that this property is unfit for human occupancy and has agree to have all of her personal property removed by Monday June 5th. After that time the only people allowed to enter the property will be the owner and/or licensed contractors for repair. The condemnation will be lifted after an inspection by the City of Bowling Green Code Enforcement. Please be sure that all work is properly permitted.

**IPMC.1.2.108.1.3-Structure Unfit for Human Occupancy**

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**\* Dangerous Structures or Premise - IPMC 108.1.5**

Inspector's Comments: This property is characterized by doors that do not comply with building and fire code, walking surfaces that have large holes, the floor being unable to support natural or artificial loads. The building is so dilapidated that it has become harborage to vermin. The property has had inadequate maintenance, resulting in dilapidation, decay, damage, inadequate light, ventilation, mechanical and plumbing.

**IPMC.1.2.108.1.5-Dangerous Structure or Premises**

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

**\* Closing of Vacant Structure - IPMC 108.2**

Inspector's Comments:

**IPMC.1.2.108.2.--Closing of Vacant Structures**

If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

**\* Rodent Harborage - IPMC 302.5**

Inspector's Comments: The tenant is complaining of rodents in the house. There are numerous areas that appear to have markings from rodents. Please provide extermination.

**..IPMC.3.302.5-Rodent Harborage**

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

\* **Accessory Structures - IPMC 302.7**

Inspector's Comments: The accessory building in the back yard is in an advanced state of disrepair. Please repair or remove.

**..IPMC.3.302.7-Accessory structures**

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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

Inspector's Comments: There are numerous areas on the exterior of the building that have missing or damaged siding. Please repair.

**..IPMC.3.304.2-Protective Treatment**

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.

**.IPMC.3.304.1.--General**

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.

\* **Ext Structure - Foundation Walls - IPMC 304.5**

Inspector's Comments: The foundation walls has numerous openings allowing rodent entry. Please close off any and all foundation openings.

**..IPMC.3.304.5-Foundation Walls**

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

**.IPMC.3.304.1.--General**

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.

\* **Ext Structure - Exterior Walls - IPMC 304.6**

Inspector's Comments: There are breaks and damage on exterior walls. Please repair.

**..IPMC.3.304.6-Exterior Walls**

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**.IPMC.3.304.1.--General**

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.



**\* Ext Structure - Roof and Drains - IPMC 304.7**

Inspector's Comments: The roof appears to be in a state of disrepair. There are many areas that show leak damage on the interior, and there is a tarp up on the roof that appears to be an attempt to abate leaking. Please repair.

**..IPMC.3.304.7-Roofs and Drainage**

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**.IPMC.3.304.1.--General**

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.

**\* Ext Structure-Stairways, decks, porches & balconies -IPMC 304.10**

Inspector's Comments: The front porch pillars have rotting wood and are not plum. Please repair.

**..IPMC.3.304.10-Stairways, Decks, Porches & Balconies**

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

**.IPMC.3.304.1.--General**

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.

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

Inspector's Comments: Every window has chipping, peeling paint and rotted wood. There are broken window panes and windows that do not open. Please repair.

**.IPMC.3.304.1.--General**

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.

**.IPMC.3.304.13.1-Glazing**

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.

**.IPMC.3.304.13.2-Openable Windows**

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.

**\* Ext Structure - Insect screens - IPMC 304.14**

Inspector's Comments: There is no air conditioning provided, and no screens were found. Please provide either air conditioning or insect screens during the summer.

**..IPMC.3.304.14-Insect Screens**

During the period from April 1 to October 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

### **.IPMC.3.304.1.--General**

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.

#### **\* Ext Structure - Doors - IPMC 304.15**

Inspector's Comments: There are exterior doors at this property that do not tightly secure the doors. Pleas repair.

### **..IPMC.3.304.15-Doors**

All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

### **.IPMC.3.304.1.--General**

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.

#### **\* Ext Structure - Basement hatchway - IPMC 304.16**

Inspector's Comments: There are openings in the foundation allowing vermin entrance to the crawl space. Please repair.

### **..IPMC.3.304.16-Basement Hatchways**

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

### **.IPMC.3.304.1.--General**

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.

#### **\* Ext Structure - Building security - Windows - IPMC 304.18.2**

Inspector's Comments: There are numerous windows that either do not lock or do not have window panes. Please repair any and all windows and insure that they all lock.

### **.IPMC.3.304.18.2-Windows**

Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

#### **\* Int Structure - Unsafe conditions - IPMC 305.1.1**

Inspector's Comments: The floors in this building are in an advanced state of disrepair. There are large areas of missing floor boards and/or subflooring causing an unsafe walking surface. Please repair.

### **.IPMC.3.305.1.1-Unsafe Conditions**

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

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

- \* Inspector's Comments: The floors and walls at this property are in an advanced state of disrepair and dilapidation. There are numerous areas that are damaged and covered with a mold like substance. Please repair.

**..IPMC.3.305.3-Interior surfaces**

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**

Inspector's Comments: The floors in this building are in an advanced state of disrepair. There are large areas of missing floor boards and/or subflooring causing an unsafe walking surface. Please repair.

**..IPMC.3.305.4-Stairs and walking surfaces**

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

- \* **Int Structure - Interior doors - IPMC 305.6**

Inspector's Comments: The doors do not fit well in the frames, and cannot be open and closed properly. Please repair.

**..IPMC.3.305.6-Interior doors**

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

- \* **Pest Elimination - Rodent - IPMC 309.1**

Inspector's Comments:

**..IPMC.3.309.1-Infestation**

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

- \* **Light, Ventilation & Occupancy limitations - IPMC 401.2**

Inspector's Comments: There are only two light fixtures that work at this property. Please repair.

**..IPMC.4.401.2-Responsibility**

The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

- \* **Light in habitable spaces - IPMC 402.1**

Inspector's Comments: The windows are covered with plywood. Please repair.

**..IPMC.4.402.1-Habitable Spaces**

Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The exterior glazing area shall be based on the total floor area being served.

- \* **Ventilation - Habitable spaces - IPMC 403.1**

Inspector's Comments: The windows at this property do not open. Please repair.

**..IPMC.4.403.1-Habitable Spaces**

Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m<sup>2</sup>). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

\* **Ventilation - Bathrooms and toilet rooms - IPMC 403.2**

Inspector's Comments: There is neither a working window, nor a mechanical vent fan in the bathroom. Please repair.

**..IPMC.4.403.2-Bathrooms & Toilet Rooms**

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

\* **Occupancy Limitations - Food preparation - IPMC 404.7**

Inspector's Comments: There is no area to prepare or store food at this property. Please repair.

**..IPMC.4.404.7-Food Preparation**

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

\* **Plumbing Facilities and Fixture Reqs- Responsibility -IPMC 501.2**

Inspector's Comments:

**..IPMC.5.501.2-Responsibility**

The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

\* **Plumbing Facilities & Fixture Reqs - Dwelling Unit - IPMC 502.1**

Inspector's Comments: There is no water to the kitchen sink forcing the tenant to clean dishes in the bathtub. Please repair.

**..IPMC.5.502.1-Dwelling Units**

Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

\* **Plumbing & Fixture Reqs - Toilet Rooms - Privacy - IPMC 503.1**

Inspector's Comments: The door on the bathroom does not latch. Please repair.

**..IPMC.5.503.1-Privacy**

Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

\* **Plumbing & Fixture Reqs-General - IPMC 504.1**

Inspector's Comments:

**..IPMC.5.504.1-General**

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

\* **Plumbing Facilities & Fixture Reqs-Hazards - IPMC 504.3**

Inspector's Comments: The drainage pipe in the crawl space appears to be in a state of disrepair. Please repair.

**..IPMC.5.504.3-Plumbing System Hazards**

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

\* **Plumbing Facilities & Fixture Reqs - Water System - IPMC 505.1**

Inspector's Comments:

**..IPMC.5.505.1-General**

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

\* **Plumbing & Fixture Reqs-Water System-Hot Water Supply-IPMC 505.4**

Inspector's Comments: The water heater is not wired correctly. Please repair.

**..IPMC.5.505.4-Water Heating Facilities**

Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

\* **Mech & EI Reqs-Heating Fac-Res Cooking Appliances - IPMC 602.2**

Inspector's Comments: There is no means of providing a cook stove at this property. The gas meter has a missing pipe, and there is no receptacle for an electric stove. Please repair.

**..IPMC.6.602.2-Residential Occupancies**

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception: 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- Heating Facilities- Heat Supply-IPMC 602.3**

Inspector's Comments: There is no gas (broken gas line off the meter) and no other heat source at this property. Please repair.

**..IPMC.6.602.3-Heat Supply**

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 & Electrical Reqs-Mechanical Appliances - IPMC 603.1**

Inspector's Comments:

### **..IPMC.6.603.1-Mechanical Appliances**

All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

#### **\* Mechanical & EI Reqs-Electrical Systems Hazards - IPMC 604.3**

Inspector's Comments: Most of the receptacles and light fixtures do not work. The water heater is wired improperly. All these issues need to be corrected by a licensed electrician.

#### **IPMC.6.604.3.1.--Electrical System Hazards**

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

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

Inspector's Comments: The electrical issues need to be addressed by a licensed electrician.

#### **..IPMC.6.605.1-Installation**

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

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

Inspector's Comments: There are receptacle covers missing and some receptacles do not work at all. Please repair.

#### **..IPMC.6.605.2-Receptacles**

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.

#### **\* Fire Safety Requirements-Smoke Alarms - IPMC 704.2**

Inspector's Comments: There are no working smoke alarms at this property. Please provide a smoke alarm inside each bedroom and outside the door way of the bedroom.

#### **..IPMC.7.704.2-Smoke Alarms**

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.

#### **\* Pest Elimination - Owner - IPMC 309.2**

Inspector's Comments:

#### **..IPMC.3.309.2-Owner**

The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

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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 **7/3/2017**

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 and/or the adopted International Property Maintenance Code. By order of the City of Bowling Green, I do hereby issue a citation.



Moe Hillard  
Code Official  
Office: 270-393-3479  
Fax: 270-393-3077  
Cell: 270-799-5788  
Email: Moe.Hillard@bgky.org