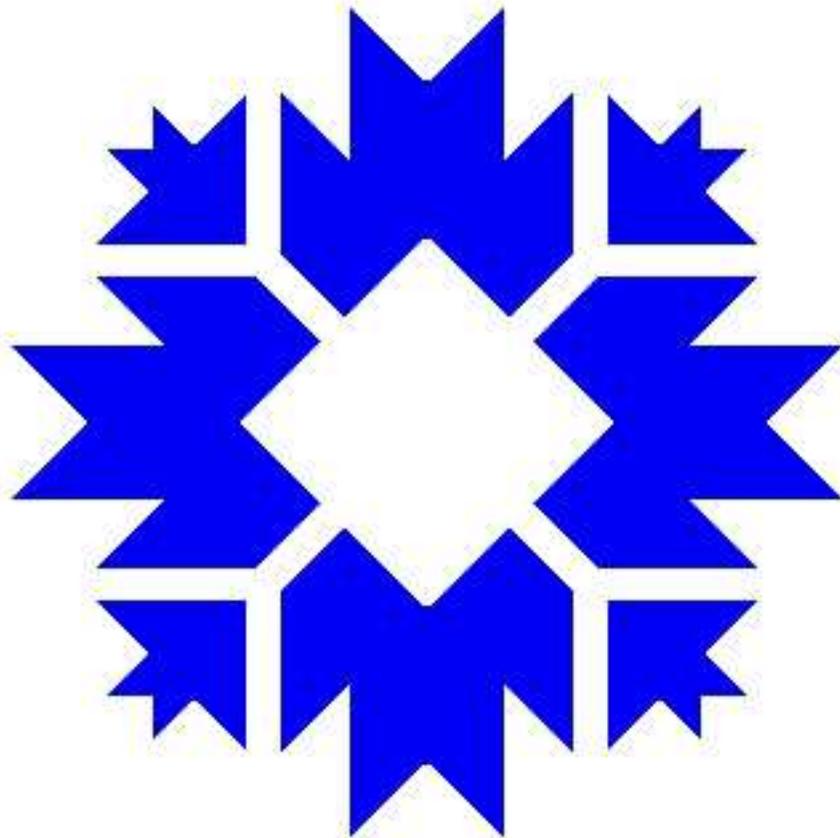


Board of Public Works Meeting

January 14, 2014



AGENDA
BOARD OF PUBLIC WORKS
(This Meeting May be Televised)

A Regular Meeting of the Board of Public Work to be Held Tuesday, January 14, 2014 at 5:30 p.m., in the City Council Chambers of City Hall at Showers, 401 N. Morton Street, Bloomington, Indiana.

- I. ELECTION OF OFFICERS**
- II. MESSAGES FROM BOARD MEMBERS**
- III. APPROVAL OF MINUTES – December 17, 2013**
- IV. PETITIONS & REMONSTRANCES**
- V. TITLE VI ENFORCEMENT**
- VI. HEARINGS FOR NOISE APPEAL**
- VII. OLD BUSINESS**
- VIII. NEW BUSINESS**
 - 1. Request Permission to Uphold Order to Vacate and Repair Unsafe Structure at 1708 W. 8th Street**
 - 2. Request Permission to Accept Bid to Repair and Remove Unsafe Structure at 207 S. Meadowbrook Drive**
- IX. STAFF REPORTS & OTHER BUSINESS**
- X. APPROVAL OF CLAIMS**
- X. ADJOURNMENT**

The Board of Public Works meeting was held on Tuesday, December 17, 2013 at 5:30 p.m. in the Council Chambers of City Hall at Showers, 401 N. Morton Street, Bloomington, Indiana with Charlotte Zietlow presiding.

**REGULAR MEETING
OF THE BOARD OF
PUBLIC WORKS**

Present: Charlotte Zietlow
Frank Hrisomalos

ROLL CALL

City Staff: Justin Wykoff – City Engineering
Jackie Moore - City Legal
Jason Carnes – ESD
Joe Stong - HAND
Chris Smith - Public Works
Laurel Waters – Public Works

Zietlow stated to all those who clean and shovel their walks, thank you, and to all those that did not, bad person. Really, this is no joke it is very slippery and can lead to disaster. Some sidewalks were clear and some were not. Most of those were rentals and asked if renters know they have responsibilities, or do landlords know.

**MESSAGES FROM
BOARD MEMBERS**

Hrisomalos moved to approve the minutes from December 3, 2013. Zietlow seconded the motion. The motion passed. Minutes approved as submitted.

**APPROVAL OF
MINUTES**

None

**PETITIONS &
REMONSTRANCES**

None

**TITLE VI
ENFORCEMENT**

None

**HEARINGS FOR NOISE
APPEALS**

None

OLD BUSINESS

NEW BUSINESS

Rick Alexander stated Cathy Meyer has requested to put blue bird boxes in the public right of way in the grassy median between Southdowns and Sheridan, east of Bryan Park. Cathy Meyer is the naturalist with Monroe County and has experience installing and maintaining bird houses. The area she has chosen should be well suited for this project. The birdhouse will blend in nicely with the area and feel it would enhance the community. A Hold Harmless Agreement and Resolution has been prepared by City Legal. Staff

**Resolution 2013-104:
Permission to Encroach
into Public Right of Way
with Blue Bird Houses in
the Grassy Median
Between E. Sheridan
Drive and E. Southdowns
Drive**

recommended approval of the request. The petitioner has reviewed the agreement and found it to be acceptable.

Zietlow thought this was a lovely idea, and wondered if there were a lot of blue birds around. Cathy Meyer stated she lives on South Ballantine and there are many blue birds and has some nesting in her yard. There are also nesting boxes in Bryan Park and in the Tarzian Nature Preserve which Ms. Meyer stated she also monitors.

Hrisomalos made a motion to approve Resolution 2013-104: Permission to Encroach into Public Right of Way with Blue Bird Houses in the Grassy Median between E. Sheridan Drive and E. Southdowns Drive. Zietlow seconded the motion. The motion passed Resolution 2013-104 approved.

Jason Carnes, with ESD, introduced himself. Carnes stated Mehdi Saberi has applied for a renewal of his Itinerant Merchant Permit. It is policy that when an applicant wants to operate in the right of way, that before the permit can be issued, permission must be obtained from the Board of Public Works. ESD has reviewed the application and his documentation is in order. Saberi will continue to operate Kabobs on Wheels and wishes to renew for one year. Staff recommended approval of the renewal.

Resolution 2013-105:
Allow Itinerant Merchant
to Renew Permit to
Operate in Public Right
of Way (Kabobs on
Wheels)

Zietlow asked how his business is doing. Carnes explained he seems to be doing very well. Looking at all the data, he and the Big Cheese seem to be two of the more aggressive food trucks out there. They are out almost every night. Zietlow asked what time he shows up. Carnes stated he believes he goes after the late night crowd, and is primarily parked on Kirkwood.

Hrisomalos asked if there had been any complaints on their parking. Carnes stated there were some early on, but he was spoken to about the problem, and there has been no more complaints.

Hrisomalos moved to approve Resolution 2013-105: Allow Itinerant Merchant to Renew Permit to Operate in Public Right of Way (Kabobs on Wheels). Zietlow seconded the motion. The motion carried.

Jason Carnes stated Nelia Hostetter, Sweet Claire, is wanting to renew her Itinerant Permit. The information and documentation has been reviewed and everything is in order. Staff recommended approval of her application. She will be selling baked goods from her food truck for another year.

Resolution 2013-106
Allow Itinerant Merchant
to Renew Permit to
Operate in Public Right
of Way

Nelia Hostetter addressed the Board. She stated she does have a bakery on Third Street. The food cart is a small portion of her

business. The cart does not go out every night and usually targets special events. She stated she has done well when there are events in town, and does not really target the night time crowd.

Hrisomalos moved to approve Resolution 2013-106: Allow Itinerant Merchant to Renew Permit to Operate in Public Right of Way. Zietlow seconded the motion. The motion passed. Resolution 2013-106 approved.

Wykoff stated bids were opened for this project on Thursday, December 12, 2013. The project is for the sidewalk at 17th Street from College Avenue up to Madison Street. Three bids were received

Award Contract for 17th Street Sidewalk Project

Dave O'Mara Construction \$134,400.00
Groomer Construction \$132,394.88
Reliable Concrete and Construction \$108,962.00

Staff has worked with all of these businesses in the past. Staff recommended awarding the contract to Reliable Concrete for the amount of \$108,962.00 for the 17th Street Sidewalk Project.

Wykoff added this project was approved and funded through the City Council Sidewalk Project. Next year, it is hoped, with their recommendation to continue this sidewalk to the west.

Hrisomalos asked if this was on the south side. Wykoff stated yes.

Hrisomalos made a motion to award the contract for 17th Street Sidewalk Project to Reliable Concrete and Construction in the amount of \$108,962.00, which appears to be the lowest and most responsive bidder. Zietlow seconded the motion. The motion passed. Contract awarded to Reliable Concrete.

Wykoff explained in August the contract was awarded to Dave O'Mara for the 2013 Greenways Project, which included work on East 3rd, West 7th Street, Kirkwood and Adams, and other places around town. Of those there is one change order. This change order included:

Approve Change Order #1 for 2013 Greenways Implementation Project

Asphalt overages + \$2,892.00
E. 3rd Street casting not to grade - \$850.00
Increase curb radius at 3rd & Mitchell + \$9656.00
Hillside/Weatherstone, sod and extra sidewalk -\$9909.00

This resulted in a total increase of \$1,789. Staff recommended approval of the change order and an additional five days added to the contract price.

Zietlow asked if this would have made a difference in the original bid. Wykoff stated it would not have altered the bid, and on this particular project there was only one bidder.

Hrisomalos asked about Mitchell and 3rd and if it were north or south. Wykoff stated it would be the south east corner. Wykoff explained it had to be widened a bit because Transit could not make the corner.

There was discussion about the bus pull off on 3rd Street . The Board feels there is a problem with this new configuration. Wykoff stated they would keep an eye on the location. Zietlow and Hrisomalos both agreed it should be monitored and feel it is dangerous.

Hrisomalos made a motion to approve Change Order #1 for 2013 Greenways Implementation project and concrete work will be done by Dave O' Mara for an additional amount of \$1789, and approval of this change will result in an additional five days to the contract time. Zietlow seconded the motion. The motion passed. Change Order #1 approved.

Jo Stong introduced herself. She explained this is the first year a single contractor has been used for Title VI abatements. and also for sealing. Easy Go Lawn Care has been used for all weed and trash abatements. In the past these projects were bid out on an individual basis which required coming to the Board each time for approval. Compared to past years, the new procedure has cut the costs in half for Title VI abatement. A summary of the costs was given to the Board for their information. Jo Stong stated not only has the cost been cut in half, it has also been time saving.

**2013 Title VI Abatement
and Title XV11 Unsafe
Structure Summary
Reports**

Zietlow asked if these usually get taken care of by the owners.

Stong stated most do get taken care of by the owners. In 2012 no properties were abated. This year, four have been done. If the property is abated, then a lien is put on the property for the costs of the abatement. Hrisomalos stated then the City is reimbursed and if they were charged interest. Stong did not believe they were made to pay interest.

No action needed. The Board appreciated the update.

Rick Dietz stated there are a number of contracts tonight that have been seen before and are coming back for the 2014 financial year.

The first contract is for the use of the City's fiber structure. Zietlow

**Approve 2014 Digital
Underground Fiber
Agreements Between City
of Bloomington and**

asked if there were any differences from previous years. Dietz stated there were no differences other than MCCSC was being given a few more strands of fiber that enabled them to make a change to their infrastructure.

Monroe Country Public Library, Monroe County and Monroe County Community School Corporation

Dietz explained the fiber is small strands of transmissive glass where light goes through, which is how information is conveyed through the network.

Zietlow asked if this was expensive. Dietz stated once the infrastructure is in the ground, it is not that costly. Dietz continued by stating it is pretty durable, but have to be vigilant to prevent fiber cuts, just like any infrastructure when there are streets cuts, etc. Additional infrastructure is added when there is construction which saves costs, rather than having to tear up a road several times.

Hrisomalos asked where the connections are. Dietz stated there are a variety of connections. One of primary connections is at the telecom hotel facility which is near Scotty's.

Hrisomalos made a motion to approve the 2014 Digital Underground Fiber Agreements between City of Bloomington, Monroe County Public Library, Monroe County, and Monroe Country Public Community School Corporation. Zietlow seconded the motion. The motion passed. Agreement for Fiber approved.

Dietz explained every year this comes before the Board to codify the City's partnership with CATS to provide a range of services, including coverage of meetings for the Bloomington public and conveying that programming through its network. CATS has been a long time partner with the City and it has always been a very good relationship. The agreement will codify the particulars of the arrangement. In exchange for services the City proposes to provide the sum of \$407,905 to CATS in 2014. This is an amount that went through the City Council budget process, and has been deliberated by the Council and approved. The funding is ready to be spent in 2014 with the approval of this Board.

Approve 2014 CATS Funding Agreement

Zietlow added that would be a 3% increase from 2013. Dietz stated correct.

Michael White, General Manger of CATS, introduced himself. He thanked the City for their years of partnership and support. White recalled Charlotte Zietlow sat on the City Council in 1973, the first year for funding. This will mark the 40th year for PEG access television. These meetings can also be viewed at CATSTV.net.

Charlotte stated she had been thinking about when this started.

Zietlow thinks this is wonderful programming. Hrisomalos also stated he loves CATS.

Hrisomalos made a motion to approve 2014 Funding Agreement between the City of Bloomington and Monroe County Library for Community Access Television Services for the amount that has been budgeted of \$407,905 which is a 3 percent increase from 2013. Zietlow seconded the motion.

Dietz wanted to touch on a point that was brought up about how engaged the community is, and CATS is a big factor in making that possible. He stated he was surprised when he began working for the City that people really did watch, and would recognize him at the grocery store, etc. The community has a lot to say about it which is a tribute to our community and a tribute to CATS.

The motion passed. CATS Funding agreement approved.

Dietz explained there are two public education and government (PEG) channel providers; CATS programs five of the PEG channels and WTIU programs one of the PEG channels. The City has a total of six PEG channels under the current statewide franchise law. Dietz stated while many feel that wasn't a very good law, it did codify that the City would retain the channels that the City already had. This occurred when the State switched over to a statewide franchise, as opposed to a local franchise agreement for video service providers. These agreements are with both CATS and WTIU and articulate the understanding of the types of programming that should be seen under the category of Public Education Government.

Approve 2014 PEG Content Provider Agreements for CATS and WTIU

Hrisomalos moved to approve the 2014 PEG Content Provider Agreements for CATS and WTIU. Zietlow seconded the motion. The motion passed. The 2014 PEG agreement approved.

Dietz stated the Bloomington Digital Underground is an Advisory Committee set up to advise the City on use of its information technology infrastructure. This is an expert panel that provides him, the Manager of IT Services, here at the City with valuable information. The members of this body are very high caliber individuals in their field. They help the City be prepare for new trends in technology and manage a number of the City's challenges that are common to all in the IT field. Dietz requested that the following be reappointed to the BDU.

Approve Appointments to Bloomington Digital Underground Advisory Committee

Mark McMath, Vice President & CIO Administration at IU Health Bloomington

Dennis Cromwell, Associate Vice President of Infrastructure for IUTS, Indiana University Technology Services group.

Mike Trotzke, Co-founder and Managing Member of Sproutbox, a local technology incubator.

Matt Davey, Principal Solution Architect at Tallac Networks, and who previously worked at IU in their global research network operations center.

Dietz also asked for support of the appointment of Michelle Cole, Chief Operations Officer at Envisage, which is a high tech firm in Bloomington that has a location downtown on the square. He believed she would be an excellent addition to this Board and is willing to join and contribute.

Zietlow was very pleased a woman has been found to join the BDU.

Hrisomalos made a motion to approve the appointments to the Bloomington Digital Underground Advisory Committee as stated. Zietlow seconded the motion. The motion passed.

Chris Smith, Public Works, stated the next meeting of the Board falls on December 31st which is New Year's Eve and City offices will be closed the next day to observe the New Year holiday. There are no agenda items scheduled to go before the Board at this meeting. Staff recommended the meeting on December 31, 2013 be cancelled. Hrisomalos so moved. Zietlow seconded. The meeting scheduled for December 31, 2013 was cancelled.

**STAFF REPORTS &
OTHER BUSINESS**

Hrisomalos moved to approve claims. Zietlow seconded the motion. The motion passed.

**APPROVAL OF
CLAIMS**

Meeting was adjourned by President Zietlow at 6:16 p.m.

ADJOURNMENT

Accepted by:

Charlotte Zietlow, President

James McNamara, Vice President

Dr. Frank N. Hrisomalos, Secretary

Date:

Attest to:



**City of Bloomington
Housing and Neighborhood Development**



City of Bloomington
H.A.N.D.

Board of Public Works

Meeting Date: 14 January 2014

Petition Type: Uphold Order to Vacate and Repair

Address: 013-01850-15 Naomi Beam Part Lot 5; commonly known as 1702 W. 8th St.

Petitioner: Housing and Neighborhood Development

Inspector: Michael Arnold

Staff Report: 23 December 2013 Received unsafe complaint from BFD
23 December 2013 Site inspection

HAND received a complaint from Bloomington Fire Department regarding an unsafe structure at this location. An inspection revealed that heavy rains had caused the west foundation wall to collapse and had broken the sewer main. It was determined the structure should be vacated until proper repairs are made to the structure. This work will require permits from the Monroe County Building Department. The Order to Vacate and Repair was hand delivered to the owner and the tenant while they were working at the site. HAND is requesting the structure remain vacant until all work is completed in accordance with the requirements set forth by the Monroe County Building Department and HAND.

Attachments: Orders, Pictures



City of Bloomington
Housing and Neighborhood Development

**EMERGENCY
ORDER TO VACATE AND REPAIR**

23 December 2013

Fatih Akin
1709 S. Grant St.
P.O. Box 744
Bloomington, Indiana 47401

RE: 013-01850-15 Naomi Beam Part Lot 5; commonly known as 1702 W. 8th St.

Dear Fatih Akin:

The City of Bloomington's Housing and Neighborhood Development Department ("HAND") under Indiana Code Section 36-7-9-9 and Bloomington Municipal Code Section 17.16.050 issues this **Emergency Order to Vacate and Repair** 1702 W. 8th St. When it issues such an Emergency Order, HAND is required to give all substantial property interest holders in the above-referenced property notice of this **Emergency Order to Vacate and Repair**.

The structure is being declared unsafe and this **Emergency Order to Vacate and Repair** is being issued as a result of inspections conducted by the City of Bloomington Fire Department on December 21, 2013, and an inspection conducted by HAND on December 23, 2013. These two inspections revealed that the property is:

- In an impaired structural condition that makes it unsafe to a person or property;
- A hazard to the public health;
- A public nuisance; and
- Dangerous to a person or property because of violations of Bloomington Municipal Code Title 16, Bloomington Municipal Code Title 18, the Indiana Building Code, and the Indiana Plumbing Code concerning the building's condition and maintenance.

Under the law, you shall have the above-referenced property vacated against intrusion immediately. In order for the structure to be properly repaired, the following requirements have to be followed by you:

1. The structure shall be stabilized from further deterioration.
2. The Monroe County Building Department shall issue all appropriate permits before work begins.
3. The foundation and the sewer line shall be repaired in workmanlike manners and in accordance with all relevant laws, ordinances, rules and regulations.
4. The Monroe County Building Department shall inspect the work and issue a Certificate of Occupancy. The City of Bloomington Utilities Department shall be consulted to ensure the sewer line is properly repaired and is maintained according to the standards of said Department. HAND shall inspect the repairs and rescind the **Emergency Order to Vacate and Repair** before the structure is occupied.

If you fail to repair the building in accordance with this Order, or fail to vacate the structure in accordance with this Order, the following may occur:

1. The City of Bloomington will seal the building;
2. The City of Bloomington will ensure the building is vacated;
3. The City of Bloomington's Board of Public Works may charge you for a fine of up to \$5,000.00, under Indiana Code Section 36-7-9-7, because if you fail to seal the building this is considered a willful failure to comply; and
4. The City of Bloomington will have to bill you for any costs it incurred in sealing or vacating the building.

This **Emergency Order to Vacate and Repair** does not require a hearing, but, the Board of Public Works review the necessity for this Order to continue at their next regularly scheduled meeting. The hearing shall be held on January 14, 2014, at 5:30 p.m. in the Council Chambers of City Hall located at 401 North Morton Street, Bloomington, Indiana. The hearing will be conducted by the City of Bloomington Board of Public Works.

You are entitled to appear at the January 14, 2014, hearing with or without legal counsel. You are entitled to present evidence, cross-examine opposing witnesses and present your arguments during this hearing.

If prior to the January 14, 2013, hearing in front of the Board of Public Work, the violations outlined in this Order and the Notice of Violation has been repaired, HAND will rescind this **Order to Vacate and Repair**. You should contact HAND upon completion of the repairs to schedule a re-inspection with both the Fire and HAND Departments.

If you have questions regarding this Order, please do not hesitate to contact me at (812) 349-3420.

I hereby affirm, to the best of my knowledge, under the penalties for perjury, that the foregoing representation is true.

A handwritten signature in black ink, appearing to read "Lisa Abbott", written in a cursive style.

Lisa Abbott, Director
City of Bloomington
Housing and Neighborhood Development
Department
401 N. Morton Street/PO Box 100
Bloomington, Indiana 47402
(812) 349-3420



City of Bloomington
H.A.N.D.

Board of Public Works

Meeting Date: 14 January 2014

Petition Type: Approval of bid for removal of shed and to repair the fence

Address: 013-28210-00 Park Ridge Lot 41, commonly known as 207 S. Meadowbrook Dr.

Petitioner: Housing and Neighborhood Development

Inspector: Michael Arnold

Staff Report: 30 July 2013 Issued Order to Repair and Remove
27 August 2013 Order to Repair and remove upheld
10 October 2013 Partial change in ownership
05 November 2013 Request for Notice by Publication
03 December 2013 Permission to get bids for removal

While sealing the main structure at this location, it was noted that there was a deteriorated accessory structure in the backyard and a wood fence that is in need of repair. In order to remove the structure and repair or remove the fence an approval to bush hog/clear lot as needed as well.

The Monroe County Court granted a Warrant of Entry for access to the property to assess the structures and the work needed to comply with the Order to Repair and Remove the shed and the fence. HAND then had contractors meet at the site to evaluate the situation in order to bid the project.

The removal of the accessory structure will require significant preparation work in order to access the structure including partial removal of the fence, removal of overgrowth and a temporary stone access ramp to access the back yard.

Repairs to the fence will include replacement of the section taken down during removal of the accessory structure and replacement of several deteriorated portions along the north side of the lot as well as a portion along the south side of the house. The fence is being repaired instead of being removed because there is an abandoned in ground pool at this location. The fence is needed prevent access to that pool.

The low bid for this work is \$8577.80, including a ten percent contingency.
HAND is requesting approval of this bid so the work can proceed.

Attachments: Orders, Pictures





City of Bloomington
Housing and Neighborhood Development

Order to Remove and Repair

Amended 14 August 2013

Arvind R. and Judith A. Parkhe
1342 Cobble Creek Cir.
Bloomington IN 47401

Re: 013-28210-00 Park Ridge Lot 41, commonly known as 207 S. Meadowbrook Dr.

Dear Arvind and Judith Parkhe,

The City of Bloomington's Housing and Neighborhood Development Department ("HAND"), under Indiana Code section 36-7-9-5, issues this Order to Remove. When it issues such an order, the City is required to give all substantial property interest holders in the above-referenced property notice of this Order to Remove.

You have until 31 August 2013 to remove the unsafe bath house/shed, to properly repair and secure the fence around the perimeter of the backyard and to eliminate the overgrowth on the entire property commonly known as 013-28210-00 Park Ridge Lot 41, commonly known as 207 S. Meadowbrook Dr., Bloomington IN 47401

A hearing will be held on this matter on **27 August 2013** at 5:30 pm in the Council Chambers of City Hall, located in the Showers Building at 401 North Morton Street, Bloomington, Indiana. You have the right to appear at this hearing and represent yourself, or you can appear with an attorney on your behalf. It is your right to present evidence, cross-examine opposing witnesses and present your own arguments and witnesses at this hearing.

If you fail to remove what is required in accordance with this Order, the following may occur:

1. The City may have to hire a contractor to fulfill the obligations of the Order to Remove.

Subscribed and sworn to before me a Notary Public this 14th day of July 2013.

Janet E Roberts
Name of Notary Public

Janet E Roberts
Signature of Notary Public

Mauroe
Notary Public's County of Residence

11/22/2015
Notary's Commission Expires

CITY OF BLOOMINGTON NOTICE OF ORDINANCE VIOLATION

Date NOV issued: **Amended 14 August 2013**

Person(s) NOV issued to: **Arvind R. and Judith A. Parkhe**

Date violation discovered: **26 July 2013**

Location/address of violation: **013-28210-00 Park Ridge Lot 41; commonly known as 207 S. Meadowbrook Dr.**

Nature of violation/code provision violated: **Bloomington Municipal Code (BMC) § 17.16**

Inspector's Report

During the process of sealing the structure from the 01 February 2013 Orders to Seal, it was noted there was a deteriorated shed/bath house on the back part of the property. On 26 July 2013, a complaint call was received regarding this structure and its accessibility. It was also noted that the fence around the back portion of the property, especially along the north side, is weak and in need of repair. This property has an abandoned pool and the fence and gate need to be secure to prevent entry. The following shall occur for the property to be in compliance:

1. The Monroe County Building Department and the City Planning Department shall be contacted to determine if any permits are required for the work necessary to remove the shed/bath house from the property in order to bring this property and structure into compliance with this Order;
2. The structure described shall be removed as well as all debris associated with this structure, including the main framing of the structure;
3. The fence shall be repaired and all gates properly secured to prevent entry;
4. The overgrowth shall be eliminated from the entire property, including the vegetation growing up through the drive way; and
5. HAND shall be notified when work is completed at this location.

Relevant Code Citations

BMC § 17.16.020 adopts Indiana Code §§ 36-7-9-1—36-7-9-28 by reference. Indiana Code § 36-7-9-4, Unsafe building and unsafe premises described, states in section (a) "For purposes of this chapter, a building or structure, or any part of a building or structure, that is:

- (1) In an impaired structural condition that makes it unsafe to a person or property;
- (2) A fire hazard;

- (3) A hazard to the public health;
- (4) A public nuisance;
- (5) Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or
- (6) Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance;

is considered an unsafe building.

BMC § 17.16.040 (f) states, in part, "Unsafe building or structure means any building or structure or part of building or structure that is ... in any of the conditions or possesses any of the defects described below, provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered:

- (ll) Whenever 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 building regulations of this city, or of any law or ordinance of this state or city relating to the condition, location, or structure of buildings;
- (nn) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air or sanitation facilities, or otherwise, is determined by the enforcement authority to be unsanitary, unfit for human habitation, or in such condition that it is likely to cause sickness or disease.

**207 S. Meadowbrook Dr.
26 July 2013**

