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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 600-601 West Boulevard, 601 West Kingston Avenue

**SUMMARY OF REQUEST:** Demolition

**APPLICANT:** James Scruggs

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The application was continued from June for more information on the City's code violations on the properties.

**Details of Proposed Request**

*Existing Conditions*

The structures are multi-family buildings constructed in 1959. The development consists of three parcels with a building on each. All structures are two stories, clad in brick with central porticos. A large vacant parcel exists behind the building at 601 West Boulevard. There are a variety of mature trees on the properties. Adjacent buildings are single family residential and non-residential buildings.

*Proposal*

The proposal is full demolition of the buildings. Plans for new construction have not been submitted. The applicant has provided documentation on the code violations.

**Policy & Design Guidelines – Demolition, page 35 (Previous Guidelines)**

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.
3. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
4. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.

5. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.
6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.
7. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.
8. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

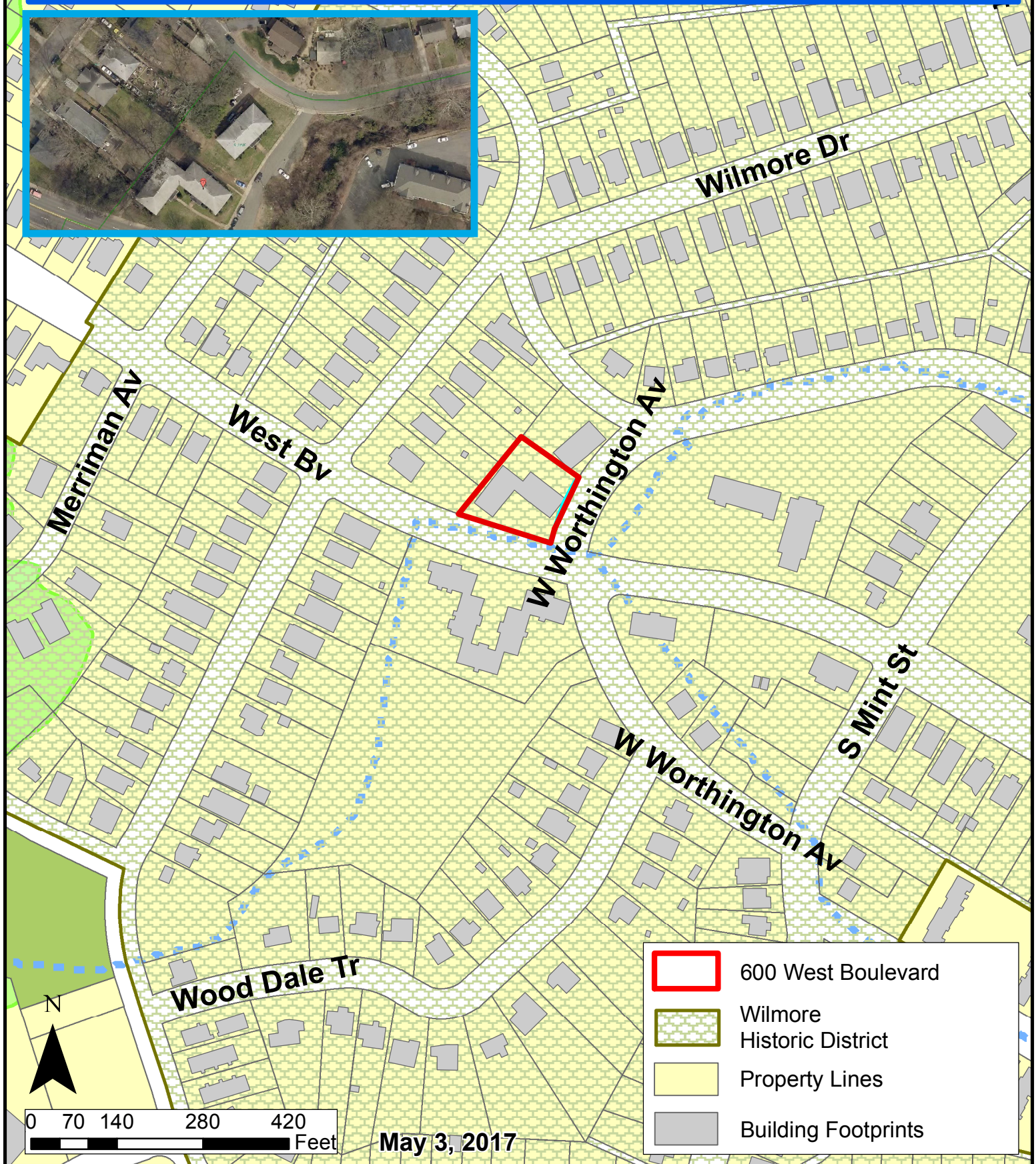
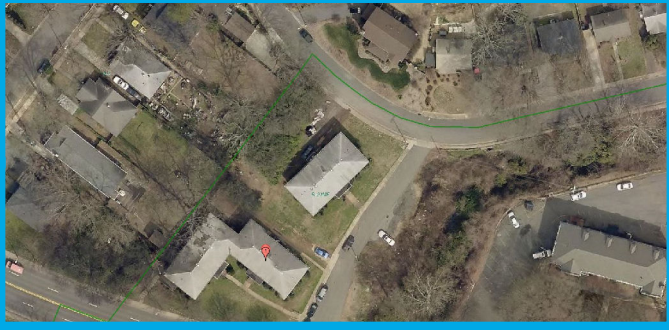
#### **Staff Analysis**





The Commission will make a determination as to whether or not the buildings are determined to be contributing to the Wilmore Local Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or, if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

**This application was continued  
from June for the following  
information:**

- 1. Review documentation of  
the property's condition and  
nuisance issues from the  
City Code Enforcement and  
CMPD**

*Charlotte Historic District Commission Case 2017-296*  
**HISTORIC DISTRICT: Wilmore**  
**DEMOLITION**



-  600 West Boulevard
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

May 3, 2017





15-45

R-22MF



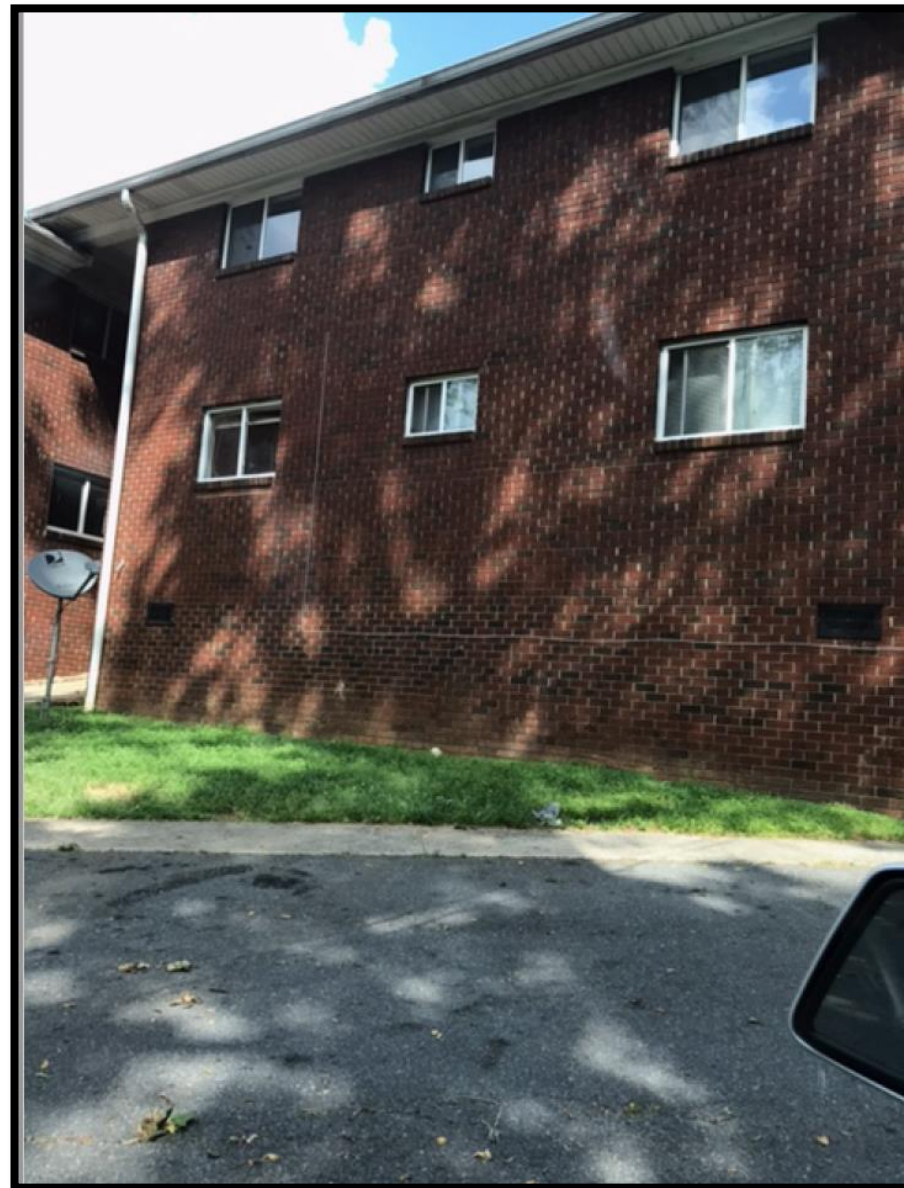




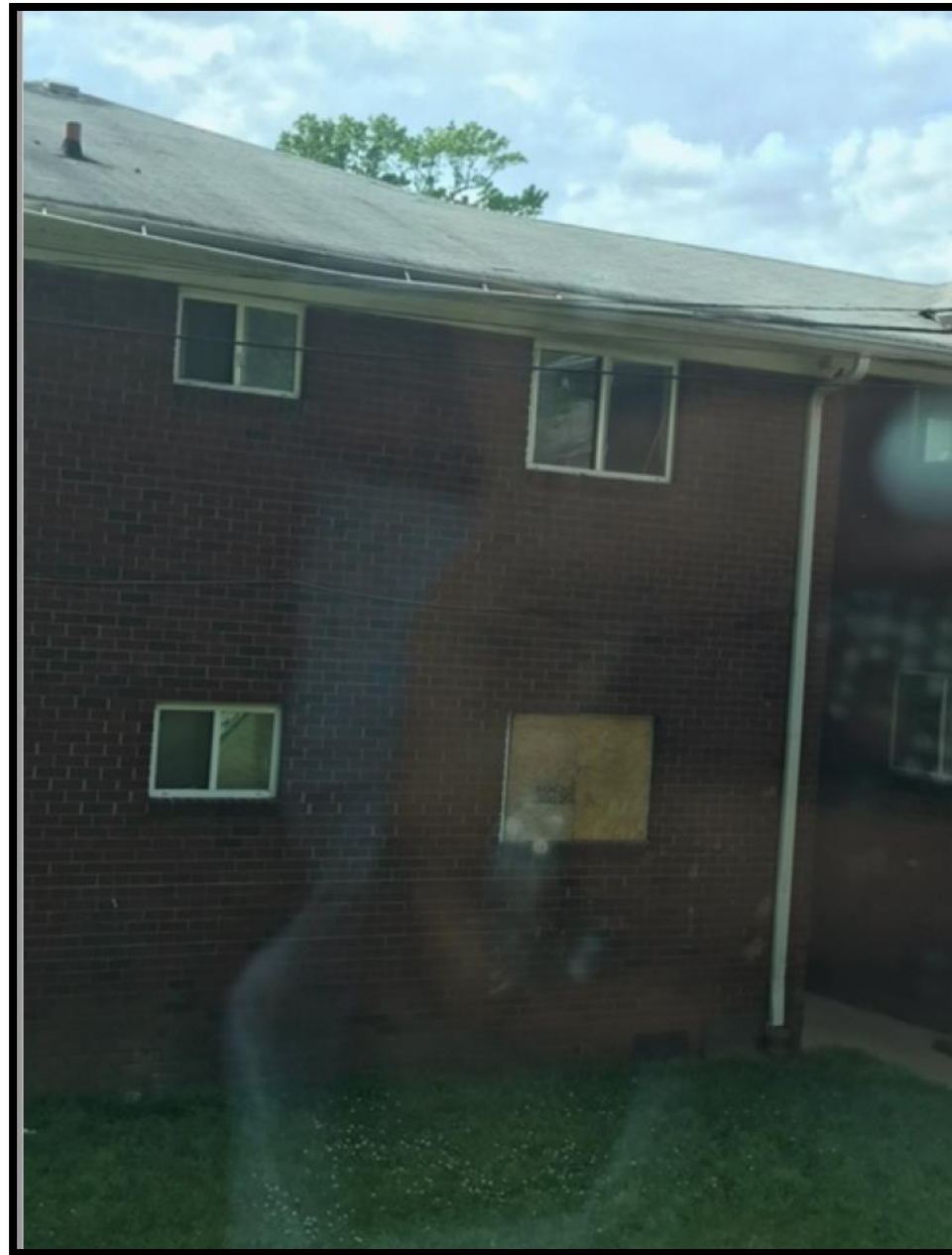




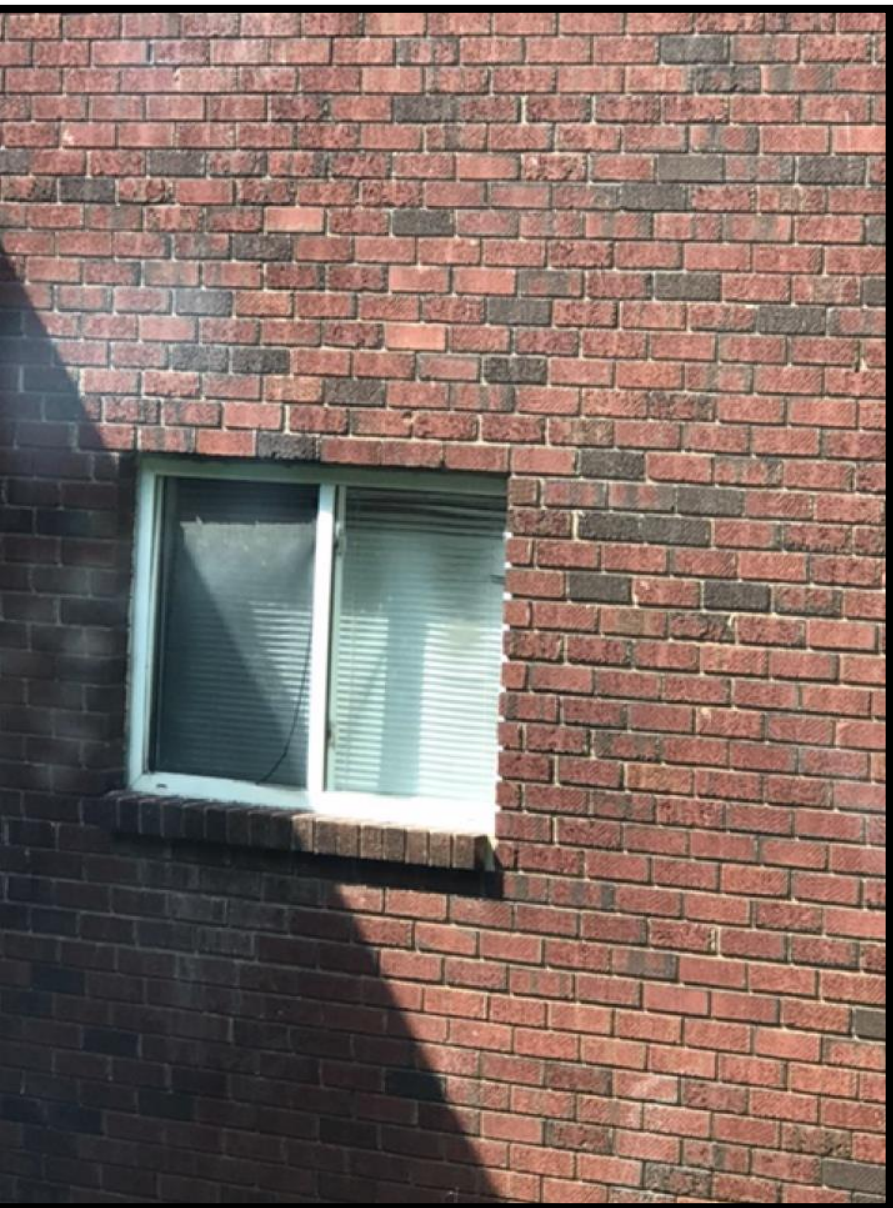




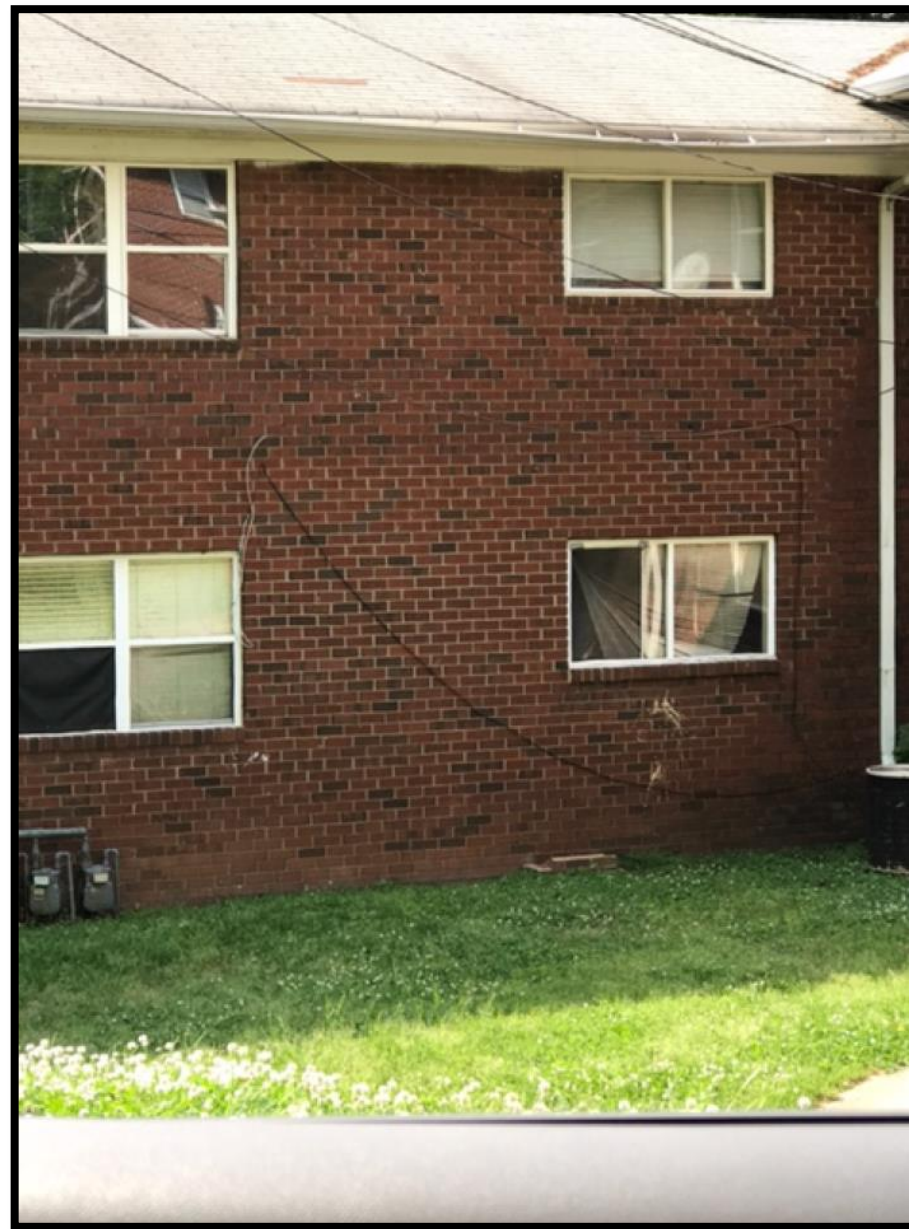


























Wednesday, October 05, 2016

KINGSTON APARTMENTS LLC  
1800 CAMDEN RD STE 107-34  
CHARLOTTE, NC 28203

### **FINDINGS OF FACT AND ORDER TO REPAIR**

This is to notify all owners and parties in interest in the property located at 600-1 WEST BV CHARLOTTE NC 28203 tax parcel number 11907207

IT IS HEREBY ORDERED:

On or before 11/3/2016 the owner(s) shall:

REPAIR, ALTER OR IMPROVE this property so as to meet all minimum standards of fitness as provided in the City of Charlotte Minimum Housing Code by remedying the defects set forth in the Housing Case Violations Summary (see enclosure).

Today is Wednesday, October 05, 2016

This property was inspected by:

ALEX GREGORY  
CODE INSPECTOR  
Southwest Service Area  
2550 West Blvd  
Charlotte, NC 28208  
704-336-7986  
agregory@charlottenc.gov

  
\_\_\_\_\_  
Supervisor, Designated Agent

### **APPEALS**

This order may be appealed to the Housing Appeals Board within 10 days from the date of service of this order by writing to the Housing Appeals Board, 600 E Trade St, Charlotte, NC 28202 and requesting an appeal. Note, the appeal must contain references to the specific item you are appealing and you must state what action you want the Board to take.

### **CIVIL PENALTIES:**

If your property has not been brought into compliance with the City of Charlotte Minimum Housing Code by the final date given (including extensions), civil penalties will begin to accrue at the rate of \$100.00 for the first day following the final date for compliance and \$10.00 per day thereafter until your property is in compliance.

All applications for any repair permits from Mecklenburg County must include a copy of the violations list you received with this document.

Case Number: H20160036529



## HOUSING CASE VIOLATIONS SUMMARY

Case Number	Address/Parcel	Inspector	Initial Inspection
H20160036529	600-1 WEST BV CHARLOTTE NC 28203 Parcel: 11907207	ALEX GREGORY CODE INSPECTOR SOUTHWEST SERVICE AREA 2550 WEST BLVD CHARLOTTE, NC 28208 704-336-7986 AGREGORY@CHARLOTTENC.GOV	8/25/2016

For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the dwelling. If a violation is marked as requiring a permit or requiring a licensed contractor, you must apply for permits with the County. Non-structural repairs to one & two family dwellings totaling less than \$15,000 do not require a permit. All alterations, repairs, or modifications to apartments and condominiums require permits. The violation checklist along with a scope of work letter must accompany a completed permit application. A NC licensed general contractor is required when the project cost is equal to or greater than \$30,000. More information about Mecklenburg County permits and plan review can be found at <http://www.meckpermit.com/>

### Notes:

- 1.Items preceded as dangerous need correction within 48 hours if dwelling is occupied.
- 2.Where indicated in this report, a licensed Engineer must be employed for further evaluation.
- 3.All repair work must meet applicable state building codes.
- 4.The Housing Code Violations Summary must be submitted with your permit application (including uploading electronically if submitting your permit application online).
- 5.Code violation statements are listed with the applicable Minimum Housing Code section.

### VIOLATIONS CITED

Space	System	Violation Item Text	Ordinance	Date Corrected
Bathroom (Only/Middle/--)	Bathroom Equipment	Toilet cover or mechanics broken/missing/inoperable <i>TOILET WILL NOT FULLY FLUSH</i>	11-80(d)	
		Toilet loose/leaking <i>LOOSE</i>	11-80(e)	
Bedroom (Only/Rear/Left)	Walls (Interior)	Holes/cracks in finish	11-83(d)(1)	
Exterior Door (1st Floor/Front/--)	Door (Exterior)	Door damaged/missing <i>ENTRANCE DOOR TO FOYER</i>	11-77(p)	
Exterior Door (Only/Rear/--)	Door (Exterior)	Door damaged/missing <i>FOYER ENTRANCE</i>	11-77(p)	
		Door damaged/missing <i>REAR DOOR TO UNIT</i>	11-77(p)	
Exterior	Foundation Vents	Foundation vents loose/missing/damaged <i>MISSING (SEVERAL)</i>	11-83(a)(7)	
	Foundation Walls	Holes/openings	11-83(a)(7)	
Exterior	Gutters	Gutters damaged/loose	11-84(b)(1)	
Exterior	Breaker Box	Bridged fuses <i>BOX CONSTANTLY TRIPS (REQUIRING RESET)</i>	11-82(h)	
	Electrical (Exterior)	Light fixture(s) damaged/missing or inoperable <i>REAR</i>	11-82(e)	
Exterior	Stairs & Steps	Railing damaged/loose/missing <i>FRONT STAIRS (LOOSE)</i>	11-83(h)(2); 11-83(h)(3)	
Interior	Pests & Rodents	Saw evidence of rodents, insects or other pests <i>NETS/NATS</i>	11-84(c)	
Interior	Plumbing	All plumbing to be installed shall be in accordance with NC Building Code.	11-80(a)	
		Supply pipe missing/damaged/leaking <i>POSSIBLE PLUMBING LEAK INSIDE THE WALLS</i>	11-80(m)	
		<i>**PROVIDE DOCUMENTATION FROM A LICENSED PLUMBER TO THE INSPECTOR SHOWING THAT IT HAS BEEN EVALUATED AND REPAIRED AS NEEDED</i> <i>* Violation requires licensed professional</i>		
Kitchen	Walls (Interior)	Finish material is loose <i>BEHIND SINK/COUNTERS</i>	11-83(d)(3)	
		Holes/cracks in finish <i>BEHIND SINK/COUNTER</i>	11-83(d)(1)	
	Windows	Glass broken	11-78(g)	

Space	System	Violation Item Text	Ordinance	Date Corrected
Living Room	Ceilings	Finish material is loose <i>INSIDE CLOSET</i>	11-83(e)(5)	
		Holes/cracks in finish <i>INSIDE CLOSET</i>	11-83(e)(4)	
	Heating Equipment	Equipment not maintained <i>GAS LINES LOOSE</i>	11-81(a)	
		Equipment not maintained <i>POWER BOX NOT PROPERLY MOUNTED (INSIDE UTILITY CLOSET)</i>	11-81(a)	
	Walls (Interior)	Holes/cracks in finish <i>INSIDE UTILITY CLOSET</i>	11-83(d)(1)	
	Water Heater	TPR discharge tube unsafe <i>TUBE MISSING</i>	11-80(g)	

## ORDINANCES

Code	Description
11-77(p)	All doors opening to the outside shall be reasonably weathertight.
11-78(g)	All windows in dwellings and roominghouses opening to the outside shall be reasonably weathertight and shall have operable locks. If the windows in a lodging establishment are designed to open to the outside, such windows shall be reasonably weathertight and shall have operable locks.
11-80(a)	All plumbing to be installed shall be installed in accordance with the state building code.
11-80(d)	There shall be no broken water closet bowls.
11-80(e)	Water closets shall not be loose or leaking.
11-80(g)	There shall be adequate facilities for furnishing hot water to each tub or shower, lavatory, and kitchen sink.
11-80(m)	Soil and water pipes shall be supported with no broken or leaking pipes.
11-81(a)	Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.
11-82(e)	There shall be no unsafe wiring.
11-82(h)	Fuses shall be sized correctly and not bridged out.
11-83(a)(7)	Foundation. Foundations shall conform to the following: There shall be masonry underpinning on all dwelling units with ventilation as required by the state building code.
11-83(d)(1)	Interior walls. Interior walls shall conform to the following: Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms and, if painted or papered, shall be free of chips or excessive peeling.
11-83(d)(3)	Interior walls. Interior walls shall conform to the following: There shall be no loose plaster, loose boards, or other loose wall materials.
11-83(e)(4)	Ceilings. Ceilings shall conform to the following: There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.
11-83(e)(5)	Ceilings. Ceilings shall conform to the following: There shall be no loose plaster, boards, gypsum wallboard, or other ceiling finish.
11-83(h)(2)	Stairs and steps. Stairs and steps shall conform to the following: Stairwells and flights of stairs more than four risers high shall have rails not less than two feet six inches measured vertically from the nose of the treads to the top of the rail.
11-83(h)(3)	Stairs and steps. Stairs and steps shall conform to the following: Every rail shall be firmly fastened and maintained in good condition.
11-84(b)(1)	Open areas. Open areas shall be maintained as follows: Surface and subsurface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds.
11-84(c)	Infestation. Grounds, buildings and structures shall be maintained free of infestation by rodents, insects and other pests.



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		Toilet loose/leaking <i>LOOSE</i>	11-80(e)	
Bedroom (Only/Rear/Left)	Walls (Interior)	Holes/cracks in finish	11-83(d)(1)	
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Exterior	Stairs & Steps	Railing damaged/loose/missing <i>FRONT STAIRS (LOOSE)</i>	11-83(h)(2); 11-83(h)(3)	
Interior	Pests & Rodents	Saw evidence of rodents, insects or other pests <i>NETS/NATS</i>	11-84(c)	
Interior	Plumbing	All plumbing to be installed shall be in accordance with NC Building Code.	11-80(a)	
		Supply pipe missing/damaged/leaking <i>POSSIBLE PLUMBING LEAK INSIDE THE WALLS</i>	11-80(m)	
		**PROVIDE DOCUMENTATION FROM A LICENSED PLUMBER TO THE INSPECTOR SHOWING THAT IT HAS BEEN EVALUATED AND REPAIRED AS NEEDED * Violation requires licensed professional		
Kitchen	Walls (Interior)	Finish material is loose <i>BEHIND SINK/COUNTERS</i>	11-83(d)(3)	

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Living Room	Ceilings	Finish material is loose <i>INSIDE CLOSET</i>	11-83(e)(5)	
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11-83(a)(7)	Foundation. Foundations shall conform to the following: There shall be masonry underpinning on all dwelling units with ventilation as required by the state building code.
11-83(d)(1)	Interior walls. Interior walls shall conform to the following: Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms and, if painted or papered, shall be free of chips or excessive peeling.
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## HOUSING CASE VIOLATIONS SUMMARY

Case Number	Address/Parcel	Inspector	Initial Inspection
H20160040644	600-3 WEST BV CHARLOTTE NC 28203 Parcel: 11907207	ALEX GREGORY CODE INSPECTOR SOUTHWEST SERVICE AREA 2550 WEST BLVD CHARLOTTE, NC 28208 704-336-7986 AGREGORY@CHARLOTTENC.GOV	9/23/2016

For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the dwelling. If a violation is marked as requiring a permit or requiring a licensed contractor, you must apply for permits with the County. Non-structural repairs to one & two family dwellings totaling less than \$15,000 do not require a permit. All alterations, repairs, or modifications to apartments and condominiums require permits. The violation checklist along with a scope of work letter must accompany a completed permit application. A NC licensed general contractor is required when the project cost is equal to or greater than \$30,000. More information about Mecklenburg County permits and plan review can be found at <http://www.meckpermit.com/>

### Notes:

- 1.Items preceded as dangerous need correction within 48 hours if dwelling is occupied.
- 2.Where indicated in this report, a licensed Engineer must be employed for further evaluation.
- 3.All repair work must meet applicable state building codes.
- 4.The Housing Code Violations Summary must be submitted with your permit application (including uploading electronically if submitting your permit application online).
- 5.Code violation statements are listed with the applicable Minimum Housing Code section.

### VIOLATIONS CITED

Space	System	Violation Item Text	Ordinance	Date Corrected
Bathroom (Only/--/--)	Ceilings	Paint or paper peeling	11-83(e)(5)	
	Plumbing	Sink Drain Clogged	11-80(c)	
		Sink Drain Clogged TUB DRAIN CLOGGED	11-80(c)	
	Walls (Interior)	Paint or paper peeling	11-83(d)(1)	
Bedroom (Only/Front/Left)	Ceilings	Holes/cracks in finish	11-83(e)(4)	
Bedroom (Only/Rear/Left)	Ceilings	Holes/cracks in finish	11-83(e)(4)	
Interior	CO Detector	Carbon monoxide detector missing damaged/inoperable * Violation is dangerous	11-77(r)	
	Electrical (Interior)	Ungrounded 3-prong unsafe THROUGH OUT	11-82(b)	
	Smoke Detector	Smoke detector missing/inoperable * Violation is dangerous	11-77(q)	
Kitchen	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
	Floors	Not reasonably level	11-83(b)(7); 11-83(b)(8)	
Living Room	Ceilings	Holes/cracks in finish INSIDE HVAC CLOSET	11-83(e)(4)	
	Heating Equipment	Equipment not maintained FILTER DIRTY	11-81(a)	

### ORDINANCES

Code	Description
11-77(q)	There shall be installed in every dwelling unit, rooming unit and lodging unit an operable smoke detector or alarm.
11-77(r)	Every dwelling and roominghouse shall comply with the current county health regulations governing carbon monoxide alarms.
11-80(c)	All fixtures shall be operable.
11-81(a)	Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.
11-82(b)	All switches and receptacles shall be safely operable.
11-83(b)(7)	Floors. Floors shall conform to the following: There shall be no loose flooring.



December 14, 2016

KINGSTON APARTMENTS LLC  
1800 CAMDEN RD STE 107-34  
CHARLOTTE, NC 28203

### **FINDINGS OF FACT AND ORDER TO REPAIR**

This is to notify all owners and parties in interest in the property located at 600 WEST BV #3 CHARLOTTE NC 28203 tax parcel number 11907207 that

IT IS HEREBY ORDERED:

On or before January 13, 2017 the owner(s) shall:

REPAIR, ALTER OR IMPROVE this property so as to meet all minimum standards of fitness as provided in the City of Charlotte Minimum Housing Code by remedying the defects set forth in the Housing Case Violations Summary (see enclosure).

Today is December 14, 2016

This property was inspected by:

Alex Gregory  
Code Enforcement Inspector  
Southwest Service Area  
2550 West Blvd  
Charlotte NC 28208  
704-336-7986  
agregory@ci.charlotte.nc.us

Jerry Green  
Supervisor, Designated Agent  
Supervisor

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Case Number: H20160040644



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	Plumbing	Sink Drain Clogged	11-80(c)	
		Sink Drain Clogged <i>TUB DRAIN CLOGGED</i>	11-80(c)	
	Walls (Interior)	Paint or paper peeling	11-83(d)(1)	
Bedroom (Only/FrontLeft)	Ceilings	Holes/cracks in finish	11-83(e)(4)	
Bedroom (Only/RearLeft)	Ceilings	Holes/cracks in finish	11-83(e)(4)	
Interior	CO Detector	Carbon monoxide detector missing damaged/inoperable * Violation is dangerous	11-77(r)	
	Electrical (Interior)	Ungrounded 3-prong unsafe <i>THROUGH OUT</i>	11-82(b)	
	Smoke Detector	Smoke detector missing/inoperable * Violation is dangerous	11-77(q)	
Kitchen	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
	Floors	Not reasonably level	11-83(b)(7), 11-83(b)(8)	
Living Room	Ceilings	Holes/cracks in finish <i>INSIDE HVAC CLOSET</i>	11-83(e)(4)	
	Heating Equipment	Equipment not maintained <i>FILTER DIRTY</i>	11-81(a)	

### ORDINANCES

Code	Description
11-77(q)	There shall be installed in every dwelling unit, rooming unit and lodging unit an operable smoke detector or alarm.
11-77(r)	Every dwelling and roominghouse shall comply with the current county health regulations governing carbon monoxide alarms.
11-80(c)	All fixtures shall be operable.
11-81(a)	Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.
11-82(b)	All switches and receptacles shall be safely operable.
11-83(b)(7)	Floors. Floors shall conform to the following: There shall be no loose flooring.
11-83(b)(8)	Floors. Floors shall conform to the following: Floors shall be reasonably level.

## HOUSING CASE VIOLATIONS SUMMARY

Case Number	Address/Parcel	Inspector	Initial Inspection
H20160034644	611-1 WEST BV CHARLOTTE NC 28203 Parcel: 11907427	ALEX GREGORY CODE INSPECTOR SOUTHWEST SERVICE AREA 2550 WEST BLVD CHARLOTTE, NC 28208 704-336-7986 AGREGORY@CHARLOTTENC.GOV	8/19/2016

For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the dwelling. If a violation is marked as requiring a permit or requiring a licensed contractor, you must apply for permits with the County. Non-structural repairs to one & two family dwellings totaling less than \$15,000 do not require a permit. All alterations, repairs, or modifications to apartments and condominiums require permits. The violation checklist along with a scope of work letter must accompany a completed permit application. A NC licensed general contractor is required when the project cost is equal to or greater than \$30,000. More information about Mecklenburg County permits and plan review can be found at <http://www.meckpermit.com/>

### Notes:

1. Items preceded as dangerous need correction within 48 hours if dwelling is occupied.
2. Where indicated in this report, a licensed Engineer must be employed for further evaluation.
3. All repair work must meet applicable state building codes.
4. The Housing Code Violations Summary must be submitted with your permit application (including uploading electronically if submitting your permit application online).
5. Code violation statements are listed with the applicable Minimum Housing Code section.

### VIOLATIONS CITED

Space	System	Violation Item Text	Ordinance	Date Corrected
Bathroom (1st Floor/--/--)	Bathroom Equipment	Toilet loose/leaking	11-80(e)	
	Ceilings	Holes/cracks in finish	11-83(e)(4)	
	Floors	Not reasonably level	11-83(b)(7); 11-83(b)(8)	
Bedroom (1st Floor/Front/Left)	Windows	Bars on bedroom windows 2X * Violation is dangerous	11-78(d)	
		Window inoperable as required 2X	11-78(b)	
Crawlspace	Access Door	Door damaged/missing OPENINGS AROUND DOOR	11-36(a)(3); 11-83(a)(7)	
Exterior	Breaker Box	Missing dead front cover	11-82(e)	
		Unprotected openings	11-82(e)	
		Unprotected openings OTHER UNIT	11-82(e)	
		Unprotected openings OTHER UNIT	11-82(e)	
	Foundation Walls	Holes/openings SEVERAL HOLES/OPENINGS	11-83(a)(7)	
	Porch / Deck	Railing not properly installed GUARD NOT PROPERLY INSTALLED	11-83(g)(2)	
	Stairs & Steps	Railing damaged/loose/missing FRONT PORCH (LOOSE)	11-83(h)(2); 11-83(h)(3)	
Foyer	Electrical (Interior)	Light fixture(s) missing/damaged/inoperable INOOPERABLE	11-82(d)	
	Walls (Interior)	Holes/cracks in finish ENTRANCE	11-83(d)(1)	
Kitchen	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
		Floor not reasonably impervious to water	11-80(n)	
Living Room	Walls (Interior)	Unclean or unsanitary	11-84(a)(2)	
Porch/Deck (1st Floor/Rear/--)	Stairs & Steps	Railing damaged/loose/missing	11-83(h)(2); 11-83(h)(3)	



## ORDINANCES

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Code	Description
11-36(a)(3)	Infestation. Every occupant of a dwelling or roominghouse shall be responsible for the extermination of any insects, rodents, or other pests infesting the dwelling unit or rooming unit provided, however, that the owner shall be responsible for such extermination if, as a consequence of violations of the standards of fitness, the dwelling unit, rooming unit or lodging unit is not reasonably impervious to pests.
11-78(b)	The openable window area in each habitable room in a dwelling shall be equal to at least one-half of the minimum allowance window area and facing directly to the outside for ventilation unless the room is served by an approved ventilating system.
11-78(d)	Screens shall not be permanently fixed to the window frame or sash.
11-80(e)	Water closets shall not be loose or leaking.
11-80(n)	Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.
11-82(d)	There shall be installed in every habitable room, bathroom, laundry room, hallway, stairway and furnace room at least one supplied ceiling or wall-type electrical light fixture; provided, further, that the ceiling light fixture may be omitted in the living room and bedrooms, provided three electrical convenience receptacles are installed, one of which is controlled from a wall switch.
11-82(e)	There shall be no unsafe wiring.
11-83(a)(7)	Foundation. Foundations shall conform to the following: There shall be masonry underpinning on all dwelling units with ventilation as required by the state building code.
11-83(b)(7)	Floors. Floors shall conform to the following: There shall be no loose flooring.
11-83(b)(8)	Floors. Floors shall conform to the following: Floors shall be reasonably level.
11-83(b)(9)	Floors. Floors shall conform to the following: Floor covering or finishing shall be reasonably smooth, weathertight, and not worn through.
11-83(d)(1)	Interior walls. Interior walls shall conform to the following: Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms and, if painted or papered, shall be free of chips or excessive peeling.
11-83(e)(4)	Ceilings. Ceilings shall conform to the following: There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.
11-83(g)(2)	Porches. Porches shall conform to the following: Every porch, terrace or entrance platform 30 inches or more above the adjacent finished grade shall be equipped with railings or guards not less than 36 inches high, unless other effective barriers provide adequate safety. Guard opening limitations shall conform to the requirements of the state building code
11-83(h)(2)	Stairs and steps. Stairs and steps shall conform to the following: Stairwells and flights of stairs more than four risers high shall have rails not less than two feet six inches measured vertically from the nose of the treads to the top of the rail.
11-83(h)(3)	Stairs and steps. Stairs and steps shall conform to the following: Every rail shall be firmly fastened and maintained in good condition.
11-84(a)(2)	Building structure. The building structure of a place of habitation shall be maintained as follows: Floors, walls, ceilings, and fixtures shall be maintained in a clean and sanitary condition.



December 23, 2016

KINGSTON APARTMENTS LLC  
113 KINGSTON AV  
CHARLOTTE, NC 28203

### **FINDINGS OF FACT AND ORDER TO REPAIR**

This is to notify all owners and parties in interest in the property located at 611 WEST BV #1 CHARLOTTE NC 28203 tax parcel number 11907427 that

IT IS HEREBY ORDERED:

On or before January 20, 2017 the owner(s) shall:

REPAIR, ALTER OR IMPROVE this property so as to meet all minimum standards of fitness as provided in the City of Charlotte Minimum Housing Code by remedying the defects set forth in the Housing Case Violations Summary (see enclosure).

Today is December 23, 2016

This property was inspected by:

Alex Gregory  
Code Enforcement Inspector  
Southwest Service Area  
2550 West Blvd  
Charlotte NC 28208  
704-336-7986  
agregory@ci.charlotte.nc.us

*Jerry Green*

Supervisor, Designated Agent

### **APPEALS**

This order may be appealed to the Housing Appeals Board within 10 days from the date of service of this order by writing to the Housing Appeals Board, 600 E Trade St, Charlotte, NC 28202 and requesting an appeal. Note, the appeal must contain references to the specific item you are appealing and you must state what action you want the Board to take.

### **CIVIL PENALTIES:**

If your property has not been brought into compliance with the City of Charlotte Minimum Housing Code by the final date given (including extensions), civil penalties will begin to accrue at the rate of \$100.00 for the first day following the final date for compliance and \$10.00 per day thereafter until your property is in compliance.

All applications for any repair permits from Mecklenburg County must include a copy of the violations list you received with this document.

Case Number: H20160034644



## HOUSING CASE VIOLATIONS SUMMARY

Case Number	Address/Parcel	Inspector	Initial Inspection
H20160034644	611 WEST BV #1 CHARLOTTE NC 28203 Parcel: 11907427	ALEX GREGORY CODE ENFORCEMENT INSPECTOR Southwest Service Area 2550 West Blvd Charlotte NC 28208 704-336-7986 AGREGORY@CI.CHARLOTTE.NC.US	August 19, 2016

For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the dwelling. If a violation is marked as requiring a permit or requiring a licensed contractor, you must apply for permits with the County. Non-structural repairs to one & two family dwellings totaling less than \$15,000 do not require a permit. All alterations, repairs, or modifications to apartments and condominiums require permits. The violation checklist along with a scope of work letter must accompany a completed permit application. A NC licensed general contractor is required when the project cost is equal to or greater than \$30,000. More information about Mecklenburg County permits and plan review can be found at <http://www.meckpermit.com/>

### Notes:

- 1.Items preceded as dangerous need correction within 48 hours if dwelling is occupied.
- 2.Where indicated in this report, a licensed Engineer must be employed for further evaluation.
- 3.All repair work must meet applicable state building codes.
- 4.The Housing Code Violations Summary must be submitted with your permit application (including uploading electronically if submitting your permit application online).
- 5.Code violation statements are listed with the applicable Minimum Housing Code section.

### VIOLATIONS CITED

Space	System	Violation Item Text	Ordinance	Date Corrected
Bathroom (1stFloor/--)	Bathroom Equipment	Toilet loose/leaking	11-80(e)	
	Ceilings	Holes/cracks in finish	11-83(e)(4)	
	Floors	Not reasonably level	11-83(b)(7), 11-83(b)(8)	
Bedroom (1stFloor/FrontLeft)	Windows	Bars on bedroom windows 2X * Violation Is dangerous	11-78(d)	
		Window inoperable as required 2X	11-78(b)	
Crawlspace	Access Door	Door damaged/missing OPENINGS AROUND DOOR	11-84(a)(1), 11-36(a)(3)	
Exterior	Breaker Box	Missing dead front cover	11-82(e)	
		Unprotected openings	11-82(e)	
		Unprotected openings OTHER UNIT	11-82(e)	
	Foundation Walls	Holes/openings SEVERAL HOLES/OPENINGS	11-83(a)(7)	
	Porch / Deck	Railing not properly installed GUARD NOT PROPERLY INSTALLED	11-83(g)(2)	
	Stairs & Steps	Railing damaged/loose/missing FRONT PORCH (LOOSE)	11-83(h)(3), 11-83(h)(2)	
Foyer	Electrical (Interior)	Light fixture(s) missing/damaged/inoperable INOPERABLE	11-82(d)	
	Walls (Interior)	Holes/cracks in finish ENTRANCE	11-83(d)(1)	
Kitchen	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
		Floor not reasonably impervious to water	11-80(n)	
Living Room	Walls (Interior)	Unclean or unsanitary	11-84(a)(2)	
Porch/Deck (1stFloor/Rear)	Stairs & Steps	Railing damaged/loose/missing	11-83(h)(3), 11-83(h)(2)	

## ORDINANCES

Code	Description
11-36(a)(3)	Infestation. Every occupant of a dwelling or roominghouse shall be responsible for the extermination of any insects, rodents, or other pests infesting the dwelling unit or rooming unit provided, however, that the owner shall be responsible for such extermination if, as a consequence of violations of the standards of fitness, the dwelling unit, rooming unit or lodging unit is not reasonably impervious to pests.
11-78(b)	The openable window area in each habitable room in a dwelling shall be equal to at least one-half of the minimum allowance window area and facing directly to the outside for ventilation unless the room is served by an approved ventilating system.
11-78(d)	Screens shall not be permanently fixed to the window frame or sash.
11-80(e)	Water closets shall not be loose or leaking.
11-80(n)	Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.
11-82(d)	There shall be installed in every habitable room, bathroom, laundry room, hallway, stairway and furnace room at least one supplied ceiling or wall-type electrical light fixture; provided, further, that the ceiling light fixture may be omitted in the living room and bedrooms, provided three electrical convenience receptacles are installed, one of which is controlled from a wall switch.
11-82(e)	There shall be no unsafe wiring.
11-83(a)(7)	Foundation. Foundations shall conform to the following: There shall be masonry underpinning on all dwelling units with ventilation as required by the state building code.
11-83(b)(7)	Floors. Floors shall conform to the following: There shall be no loose flooring.
11-83(b)(8)	Floors. Floors shall conform to the following: Floors shall be reasonably level.
11-83(b)(9)	Floors. Floors shall conform to the following: Floor covering or finishing shall be reasonably smooth, weathertight, and not worn through.
11-83(d)(1)	Interior walls. Interior walls shall conform to the following: Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms and, if painted or papered, shall be free of chips or excessive peeling.
11-83(e)(4)	Ceilings. Ceilings shall conform to the following: There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.
11-83(g)(2)	Porches. Porches shall conform to the following: Every porch, terrace or entrance platform 30 inches or more above the adjacent finished grade shall be equipped with railings or guards not less than 36 inches high, unless other effective barriers provide adequate safety. Guard opening limitations shall conform to the requirements of the state building code
11-83(h)(2)	Stairs and steps. Stairs and steps shall conform to the following: Stairwells and flights of stairs more than four risers high shall have rails not less than two feet six inches measured vertically from the nose of the treads to the top of the rail.
11-83(h)(3)	Stairs and steps. Stairs and steps shall conform to the following: Every rail shall be firmly fastened and maintained in good condition.
11-84(a)(1)	Building structure. The building structure of a place of habitation shall be maintained as follows: Exterior wood surfaces not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative with sufficient frequency to prevent deterioration.
11-84(a)(2)	Building structure. The building structure of a place of habitation shall be maintained as follows: Floors, walls, ceilings, and fixtures shall be maintained in a clean and sanitary condition.



## HOUSING CASE VIOLATIONS SUMMARY

Case Number	Address/Parcel	Inspector	Initial Inspection
H20160033937	621 WEST BV CHARLOTTE NC 28203 Parcel: 11907427	ALEX GREGORY CODE INSPECTOR SOUTHWEST SERVICE AREA 2550 WEST BLVD CHARLOTTE, NC 28208 704-336-7986 AGREGORY@CHARLOTTENC.GOV	8/11/2016

For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the dwelling. If a violation is marked as requiring a permit or requiring a licensed contractor, you must apply for permits with the County. Non-structural repairs to one & two family dwellings totaling less than \$15,000 do not require a permit. All alterations, repairs, or modifications to apartments and condominiums require permits. The violation checklist along with a scope of work letter must accompany a completed permit application. A NC licensed general contractor is required when the project cost is equal to or greater than \$30,000. More information about Mecklenburg County permits and plan review can be found at <http://www.meckpermit.com/>

### Notes:

1. Items preceded as dangerous need correction within 48 hours if dwelling is occupied.
2. Where indicated in this report, a licensed Engineer must be employed for further evaluation.
3. All repair work must meet applicable state building codes.
4. The Housing Code Violations Summary must be submitted with your permit application (including uploading electronically if submitting your permit application online).
5. Code violation statements are listed with the applicable Minimum Housing Code section.

### VIOLATIONS CITED

Space	System	Violation Item Text	Ordinance	Date Corrected
Bathroom (Only/Middle/--)	Ceilings	Holes/cracks in finish	11-83(e)(4)	
	Floor Covering	Areas loose	11-83(b)(7)	
		Floor not reasonably impervious to water	11-80(n)	
	Walls (Interior)	Holes/cracks in finish	11-83(d)(1)	
Bedroom (Only/Front/Right)	Electrical (Interior)	Switch(es) loose	11-82(a)	
Bedroom (Only/Rear/Left)	Door (Interior)	Door improper fit	11-77(m)	
	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
		Unclean or unsanitary	11-84(a)(2)	
Exterior	Fascia	Areas missing/decayed/holes	11-83(c)(5); 11-83(c)(6); 11-83(c)(7)	
	Gutters	Gutters damaged/loose <i>clogged</i>	11-84(b)(1)	
	Porch / Deck	Ceiling improper/decayed	11-83(e)(6)	
Hallway (Only/Rear/Left)	Floor Covering	Areas loose	11-83(b)(7)	
		Areas torn/damaged/missing	11-83(b)(9)	
Interior	CO Detector	Carbon monoxide detector missing damaged/inoperable <i>missing</i> * Violation is dangerous	11-77(r)	
	Pests & Rodents	Saw evidence of rodents, insects or other pests <i>roaches</i>	11-84(c)	
	Smoke Detector	Smoke detector missing/inoperable <i>missing</i> * Violation is dangerous	11-77(q)	
Kitchen	Breaker Box	System improperly grounded <i>water leaking through box..... I am requiring documentation from a licensed electrician to review and repair the breaker box</i> * Violation requires licensed professional	11-82(e)	
	Door (Interior)	Door damaged	11-77(n)	
	Electrical (Interior)	Receptacle(s) missing/damaged/inoperable	11-82(b)	
		Unsafe wiring observed	11-82(e)	
	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
		Floor not reasonably impervious to water	11-80(n)	

Space	System	Violation Item Text	Ordinance	Date Corrected
Kitchen	Heating Equipment	Equipment not maintained <i>cover missing</i>	11-81(a)	
	Plumbing	Drain pipe missing/damaged/leaking <i>possible leak inside wall..... I am requiring documentation from a licensed plumber to review and repair the leak inside the wall</i> * Violation requires licensed professional	11-80(m)	
	Walls (Interior)	Holes/cracks in finish	11-83(d)(1)	
		Moisture stain(s)/damaged <i>closet and open area</i>	11-83(d)(4)	
		Unclean or unsanitary <i>closet &amp; kitchen</i>	11-84(a)(2)	
Living Room	Electrical (Interior)	Receptacle(s) loose	11-82(a)	
		Receptacle(s) missing/damaged/inoperable	11-82(b)	

## ORDINANCES

Code	Description
11-77(m)	Access shall be provided to all rooms within a dwelling unit without passing through a public space.
11-77(n)	Doors shall be provided at all doorways leading to bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space.
11-77(q)	There shall be installed in every dwelling unit, rooming unit and lodging unit an operable smoke detector or alarm.
11-77(r)	Every dwelling and roominghouse shall comply with the current county health regulations governing carbon monoxide alarms.
11-80(m)	Soil and water pipes shall be supported with no broken or leaking pipes.
11-80(n)	Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.
11-81(a)	Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.
11-82(a)	In places of habitation, no receptacles, ceiling fixtures, or other fixtures shall be hanging loose.
11-82(b)	All switches and receptacles shall be safely operable.
11-82(e)	There shall be no unsafe wiring.
11-83(b)(7)	Floors. Floors shall conform to the following: There shall be no loose flooring.
11-83(b)(9)	Floors. Floors shall conform to the following: Floor covering or finishing shall be reasonably smooth, weathertight, and not worn through.
11-83(c)(5)	Exterior walls. Exterior walls shall conform to the following: All siding shall be weathertight, with no holes or excessive cracks or decayed boards, or siding material which permit air to penetrate rooms.
11-83(c)(6)	Exterior walls. Exterior walls shall conform to the following: There shall be no loose siding.
11-83(c)(7)	Exterior walls. Exterior walls shall conform to the following: There shall be no deterioration because of lack of preventive maintenance consisting of painting, waterproofing, and repair.
11-83(d)(1)	Interior walls. Interior walls shall conform to the following: Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms and, if painted or papered, shall be free of chips or excessive peeling.
11-83(d)(4)	Interior walls. Interior walls shall conform to the following: There shall be no cardboard, newspaper or highly combustible or improper wall finish; all wall materials shall be of the same or similar quality and material.
11-83(e)(4)	Ceilings. Ceilings shall conform to the following: There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.
11-83(e)(6)	Ceilings. There shall be no cardboard, newspaper, highly combustible or improper ceiling finish; all ceiling materials shall be of the same or similar quality and material.
11-84(a)(2)	Building structure. The building structure of a place of habitation shall be maintained as follows: Floors, walls, ceilings, and fixtures shall be maintained in a clean and sanitary condition.
11-84(b)(1)	Open areas. Open areas shall be maintained as follows: Surface and subsurface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds.
11-84(c)	Infestation. Grounds, buildings and structures shall be maintained free of infestation by rodents, insects and other pests.





December 22, 2016

KINGSTON APARTMENTS LLC  
113 KINGSTON AV  
CHARLOTTE, NC 28203

### **FINDINGS OF FACT AND ORDER TO REPAIR**

This is to notify all owners and parties in interest in the property located at 621 WEST BV CHARLOTTE NC 28203 tax parcel number 11907427 that

IT IS HEREBY ORDERED:

On or before January 20, 2017 the owner(s) shall:

REPAIR, ALTER OR IMPROVE this property so as to meet all minimum standards of fitness as provided in the City of Charlotte Minimum Housing Code by remedying the defects set forth in the Housing Case Violations Summary (see enclosure).

Today is December 22, 2016

This property was inspected by:

Alex Gregory  
Code Enforcement Inspector  
Southwest Service Area  
2550 West Blvd  
Charlotte NC 28208  
704-336-7986  
agregory@ci.charlotte.nc.us

**Jerry Green**

Supervisor, Designated Agent

**Supervisor**

### **APPEALS**

This order may be appealed to the Housing Appeals Board within 10 days from the date of service of this order by writing to the Housing Appeals Board, 600 E Trade St, Charlotte, NC 28202 and requesting an appeal. Note, the appeal must contain references to the specific item you are appealing and you must state what action you want the Board to take.

### **CIVIL PENALTIES:**

If your property has not been brought into compliance with the City of Charlotte Minimum Housing Code by the final date given (including extensions), civil penalties will begin to accrue at the rate of \$100.00 for the first day following the final date for compliance and \$10.00 per day thereafter until your property is in compliance.

All applications for any repair permits from Mecklenburg County must include a copy of the violations list you received with this document.

Case Number: H20160033937

## HOUSING CASE VIOLATIONS SUMMARY

Case Number	Address/Parcel	Inspector	Initial Inspection
H20160033937	621 WEST BV CHARLOTTE NC 28203 Parcel: 11907427	ALEX GREGORY CODE ENFORCEMENT INSPECTOR Southwest Service Area 2550 West Blvd Charlotte NC 28208 704-336-7986 AGREGORY@CI.CHARLOTTE.NC.US	August 11, 2016

For the purpose of this inspection, all location references are determined as if you are facing the front door from the exterior of the dwelling. If a violation is marked as requiring a permit or requiring a licensed contractor, you must apply for permits with the County. Non-structural repairs to one & two family dwellings totaling less than \$15,000 do not require a permit. All alterations, repairs, or modifications to apartments and condominiums require permits. The violation checklist along with a scope of work letter must accompany a completed permit application. A NC licensed general contractor is required when the project cost is equal to or greater than \$30,000. More information about Mecklenburg County permits and plan review can be found at <http://www.meckpermit.com/>

### Notes:

- 1.Items preceded as dangerous need correction within 48 hours if dwelling is occupied.
- 2.Where indicated in this report, a licensed Engineer must be employed for further evaluation.
- 3.All repair work must meet applicable state building codes.
- 4.The Housing Code Violations Summary must be submitted with your permit application (including uploading electronically if submitting your permit application online).
- 5.Code violation statements are listed with the applicable Minimum Housing Code section.

### VIOLATIONS CITED

Space	System	Violation Item Text	Ordinance	Date Corrected
Bathroom (--/Middle)	Ceilings	Holes/cracks in finish	11-83(e)(4)	
	Floor Covering	Areas loose	11-83(b)(7)	
		Floor not reasonably impervious to water	11-80(n)	
	Walls (Interior)	Holes/cracks in finish	11-83(d)(1)	
Bedroom (--/FrontRight)	Electrical (Interior)	Switch(es) loose	11-82(a)	
Bedroom (--/RearLeft)	Door (Interior)	Door improper fit	11-77(m)	
	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
		Unclean or unsanitary	11-84(a)(2)	
Exterior	Fascia	Areas missing/decayed/holes	11-83(c)(5), 11-83(c)(6), 11-83(c)(7)	
	Gutters	Gutters damaged/loose <i>clogged</i>	11-84(b)(1)	
	Porch / Deck	Ceiling improper/decayed	11-83(e)(6)	
Hallway (--/RearLeft)	Floor Covering	Areas loose	11-83(b)(7)	
		Areas torn/damaged/missing	11-83(b)(9)	
Interior	CO Detector	Carbon monoxide detector missing damaged/inoperable <i>missing</i> * Violation is dangerous	11-77(r)	
	Pests & Rodents	Saw evidence of rodents, insects or other pests <i>roaches</i>	11-84(c)	
	Smoke Detector	Smoke detector missing/inoperable <i>missing</i> * Violation is dangerous	11-77(q)	
	Breaker Box	System improperly grounded <i>water leaking through box..... I am requiring documentation from a licensed electrician to review and repair the breaker box</i> * Violation requires licensed professional	11-82(e)	
Kitchen	Door (Interior)	Door damaged	11-77(n)	
	Electrical (Interior)	Receptacle(s) missing/damaged/inoperable	11-82(b)	
		Unsafe wiring observed	11-82(e)	
	Floor Covering	Areas torn/damaged/missing	11-83(b)(9)	
		Floor not reasonably impervious to water	11-80(n)	
	Heating Equipment	Equipment not maintained <i>cover missing</i>	11-81(a)	

Space	System	Violation Item Text	Ordinance	Date Corrected
Kitchen	Plumbing	<b>Drain pipe missing/damaged/leaking</b> <i>possible leak inside wall..... I am requiring documentation from a licensed plumber to review and repair the leak inside the wall</i> * Violation requires licensed professional	<b>11-80(m)</b>	
	Walls (Interior)	<b>Holes/cracks in finish</b>	<b>11-83(d)(1)</b>	
		<b>Moisture stain(s)/damaged</b> <i>closet and open area</i>	<b>11-83(d)(4)</b>	
		<b>Unclean or unsanitary</b> <i>closet &amp; kitchen</i>	<b>11-84(a)(2)</b>	
Living Room	Electrical (Interior)	<b>Receptacle(s) loose</b>	<b>11-82(a)</b>	
		<b>Receptacle(s) missing/damaged/inoperable</b>	<b>11-82(b)</b>	

## ORDINANCES

Code	Description
11-77(m)	Access shall be provided to all rooms within a dwelling unit without passing through a public space.
11-77(n)	Doors shall be provided at all doorways leading to bedrooms, toilet rooms, and bathrooms and all rooms adjoining a public space.
11-77(q)	There shall be installed in every dwelling unit, rooming unit and lodging unit an operable smoke detector or alarm.
11-77(r)	Every dwelling and roominghouse shall comply with the current county health regulations governing carbon monoxide alarms.
11-80(m)	Soil and water pipes shall be supported with no broken or leaking pipes.
11-80(n)	Every water closet compartment floor surface and bathroom floor surface shall be so constructed and maintained as to be reasonably impervious to water and so as to permit such floor to be readily kept in a clean and sanitary condition.
11-81(a)	Every building and every dwelling unit shall be weatherproof and capable of being adequately heated, and the heating equipment in every dwelling or dwelling unit shall be maintained in good order and repair.
11-82(a)	In places of habitation, no receptacles, ceiling fixtures, or other fixtures shall be hanging loose.
11-82(b)	All switches and receptacles shall be safely operable.
11-82(e)	There shall be no unsafe wiring.
11-83(b)(7)	Floors. Floors shall conform to the following: There shall be no loose flooring.
11-83(b)(9)	Floors. Floors shall conform to the following: Floor covering or finishing shall be reasonably smooth, weathertight, and not worn through.
11-83(c)(5)	Exterior walls. Exterior walls shall conform to the following: All siding shall be weathertight, with no holes or excessive cracks or decayed boards, or siding material which permit air to penetrate rooms.
11-83(c)(6)	Exterior walls. Exterior walls shall conform to the following: There shall be no loose siding.
11-83(c)(7)	Exterior walls. Exterior walls shall conform to the following: There shall be no deterioration because of lack of preventive maintenance consisting of painting, waterproofing, and repair.
11-83(d)(1)	Interior walls. Interior walls shall conform to the following: Interior finish shall be free of holes and excessive cracks which permit air to penetrate rooms and, if painted or papered, shall be free of chips or excessive peeling.
11-83(d)(4)	Interior walls. Interior walls shall conform to the following: There shall be no cardboard, newspaper or highly combustible or improper wall finish; all wall materials shall be of the same or similar quality and material.
11-83(e)(4)	Ceilings. Ceilings shall conform to the following: There shall be no holes or excessive cracks which permit air and dust to penetrate rooms.
11-83(e)(6)	Ceilings. There shall be no cardboard, newspaper, highly combustible or improper ceiling finish; all ceiling materials shall be of the same or similar quality and material.
11-84(a)(2)	Building structure. The building structure of a place of habitation shall be maintained as follows: Floors, walls, ceilings, and fixtures shall be maintained in a clean and sanitary condition.
11-84(b)(1)	Open areas. Open areas shall be maintained as follows: Surface and subsurface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds.
11-84(c)	Infestation. Grounds, buildings and structures shall be maintained free of infestation by rodents, insects and other pests.