

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 711 Hines St.

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 11/5/2020

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 711 Hines St.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 8/28/18. No action occurred by the compliance date of 10/2/2018. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

711 Hines St.

OWNER:

Dolores Lobo Martinez, property deed date 7/19/2019
Lis Pendens record 8/27/2018
Previous owner Isa Irina Reyes-Lobo

**REASON FOR
INSPECTION:**

Inspector observed the property unsecured while performing a public nuisance inspection

**FIRST
INSPECTION:
7/30/2018**

Summary of Major Violations
1. Repair or replace roof sheathing & covering
2. Repair or replace damaged subfloor throughout
3. Repair/replace damaged/missing floor & wall coverings throughout
4. Repair or replace framing throughout
5. Repair or replace plumbing fixtures throughout

**HEARING
RESULTS:
8/22/2018**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
8/28/18**

Order to Repair or Demolish
Date of Compliance 10/2/2018

APPEALS:

None

**OWNER
ACTIONS:**

Permit RC-18-0432 issued to Delores Lobo Martinez (listed as owner) on 9/19/2018. Repairs were started but work is not progressing consistently.

Note below from Building Inspector Mark Walker: Date: 10/10/2018

Met with permit holder and translator also Josh Edmonds, Josh located countless electrical violations. (See notes from Josh's inspection) I advised permit holder that we would need to resolve all electrical issues and complete plumbing and mechanical roughs and their inspection before they would be allowed to move forward. Advised that there are still framing issues that will need to be dealt with. They have tried to reset windows, advised that the work could continue, and that tape needs to be fully adhered around windows and doors. Permit holder encouraged to seek a licensed contractor to assist/complete job.

Note below from Electrical Inspector Josh Edmonds: Date: 10/10/2018

Corrections needed: 1-service cable needs to be reattached to house 2- no grounding at service 3- receptacles needed at front and back porches 4- lights on front porch need boxes installed 5- add receptacle at front door 6- all grounds have been cut out on all switch and receptacle 7- need 6" of free conductor on all boxes 8- all bedrooms need to be wire per NEC 210. 9- remove all new hung Sheetrock 10- seal all penetrations 11- need all metal boxes grounded 12- need grommets in all metal boxes. 13- Knock out seals needed in all non-used hole in metal boxes. 14- kitchen needs to be with to comply with NEC 210.52. 16 need manufactured paperwork on stove. 17- dining room receptacles need to be 6' from broken space and no more than 12' there after 18- all wires need to be strapped 12" from boxes and every 4.5" after. This was only a partial inspection for the areas that were accessible. I have requested a licensed electrical contractor to take over this job.

Note below from Electrical Inspector Josh Edmonds: Date: 10/14/2018

As per last electrical inspection, the homeowner was required to have a licensed Electrical Contractor take over job before any further electrical inspections can be performed. At this time there is still no Electrical Contractor in place or listed on permit. Spoke with Nester he stated they had a contractor but did not know his name.

Licensed electrician added to permit on 11/15/19.

Building-Miscellaneous	Yes		10/10/2018			Pending
Building-Footing	Yes		10/10/2018			Pending
Building-Foundation	Yes		10/10/2018			Pending
Plumbing-Final	Yes		09/18/2018			Pending
Electrical-Final	Yes		09/18/2018			Pending
Mechanical-Rough	Yes		09/18/2018			Pending
Mechanical-Final	Yes		09/18/2018			Pending
Building-Framing	Yes		09/18/2018			Pending
Building-Final	Yes		09/18/2018			Pending
Plumbing-Rough	Yes	Alexander Rowley	10/14/2019	03/16/2020	03/16/2020	Pass-Final
Electrical-Rough	Yes	Joseph Marion	10/14/2019	11/18/2019	11/18/2019	Pass-Final
Plumbing-Rough	Yes	Alexander Rowley	09/18/2018	10/14/2019	10/14/2019	Fail
Electrical-Rough	Yes	Joseph Marion	10/10/2018	10/14/2019	10/14/2019	Fail
Building-Miscellaneous	Yes	Mark Walker	10/10/2018	10/10/2018	10/10/2018	Fail
Building-Footing	Yes	Mark Walker	09/18/2018	10/10/2018	10/10/2018	Fail
Building-Foundation	Yes	Mark Walker	09/18/2018	10/10/2018	10/10/2018	Fail
Electrical-Rough	Yes	Joshua Edmonds	09/18/2018	10/10/2018	10/10/2018	Fail

2/6/2020 the Local Codes inspector did advise Ms. Lobo that if work didn't commence along with passing required inspections that we would prepare the case to go to Council.

On 3/3/2020 Ms. Lobos submitted a statement to Inspections to add a licensed plumber to the record to perform the work at 711 Hines St. (see snippet below).

03/03/2020

I Dolores martinez Lobo will hiring a licensed plumber
plumbing License #30343 Luis Miguel Castaneda
~~#2 Laet Forest~~ for Permit RC-18-0432
at 711 Hines street

Dolores Lobo

3/16/2020 a plumbing rough inspection was called in and it passed inspection.

As of 10/23/2020 we have not had any further contact from the owner and no additional inspections have been requested under the issued permit.

ADDITIONAL:

Due to work being performed on the property after the initial inspection of Local Codes, the property does appear different and has different violations now based on the work performed by owners that failed inspections and work not included under the original permit issued. The Local Codes inspector did advise Ms. Lobo in February of 2020 that if work didn't commence along with passing required inspections that we would prepare the case to go to Council. We have not had any additional contact with them, and no inspections have been requested on the permit.



ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

711 Hines St.

Dolores Lobo Martinez
519 Ridgecrest Dr.
High Point, NC 27262

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 5th day of November, 2020

Lisa B. Vierling, City Clerk







