

CALL MONDAY 5/20



# City of St. Albans

P.O. BOX 1488 • ST. ALBANS, WEST VIRGINIA 25177  
www.stalbanswv.com

**Telephone Numbers**  
Mayor's Office .... (304) 727-2971  
City Hall .....722-3391  
Police & Fire Depts. ....727-2251  
Building Department ....727-2962  
Parks & Recreation.....722-4825  
Public Works .....722-4259

**Mayor**  
Scott James  
1499 MacCorkle Avenue  
St. Albans, WV 25177

## NOTICE OF BUILDING CODE VIOLATION

**To Property Owner:**

Wesbanco Bank, Inc.  
Ernest S Fragale  
1 Bank Plaza  
Wheeling, WV 26003

**Property Maintenance Inspection of:**

311 Kanawha Terrace, St. Albans, WV on May 9, 2019 by City of St. Albans PM Inspector Carl Beaver.

**Violations of the International Property Maintenance Code found:**

**IPMC-301.2 Responsibility:** The *owner* of the *premises* shall maintain the structures and *property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control. **The property owner is responsible for the condition of the property. Property has been vacant for several years.**

**IPMC-301.3 Vacant structures and land:** 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. **Police have had reports of vagrants taking up residence. Evidence shows people have been entering the property. An abandoned van at the rear of the property shows someone has been living in it. The rear door is unsecure and needs boarded up and windows on the first level need secured. Grass and weeds have made the property unsanitary. Neighbors have complained about the property causing a blighting problem.**

**IPMC-302.4 Weeds:** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches in height. 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. **Weeds and grasses are at least waist high.**

**IPMC-302.8 Motor vehicles:** Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

**Street person has taken up residence in abandoned van. Van shall be removed from property.**

**IPMC-304.2 Protective treatment:** Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, deck 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. 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. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and 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. **Wood surfaces have cracking peeling paint. All wood surfaces shall be scraped and repainted.**

**IPMC-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. **Gutters are full of debris and vegetation. Gutters shall be cleaned and repaired.**

### **Correction time: 21 Days from receipt of this letter**

Failure to correct the violations will lead to a summons to the Municipal Court of St. Albans. Please call our office to schedule a meeting if you would like to discuss the above violations and to submit a written plan of action.



Person living in vans' laundry.



Personal hygiene supplies and food.



Side yard.



Back yard



Rotting wood on porch roof.



Gutters full of debris.



Front porch area last summer

Eaves with rotting wood and peeling paint.

**APPEAL RIGHTS**

Pursuant to IPMC-111.1, Any person directly affected by a decision of the *Code Official* or notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on claim the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

And IPMC-111.3 Notice of meeting. The board shall meet upon notice from the chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.

And IPMC-111.4 Open hearing. Hearings before the board shall be open to the public. The appellant, the appellant's representative, the *Code Official* and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of two-thirds of the board membership.

And IPMC-111.6 – 111.6.2 Board Decision/Records and Copies. The Board shall modify or reverse the decision of the *Code Official* only by a concurring vote of a majority of the total number of appointed board members. The decision of the board shall be recorded. Copies shall be furnished to the appellant and the *Code Official*.

And IPMC-111.7 Court review. Any person, whether or not a previous party of appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the Chief Administrator officer. See West Virginia Code 29A 5-4.

And IPMC-111.8 Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

5-9-19

DATE

Carl E Beaver II

Property Maintenance Inspector