

# INSPECTION WORKSHEET (BSDPM-095654-2022)

## CITY OF COLUMBIA

701 E Broadway 573-817-5050

<b>Case Number:</b>	BSDPM-028633-2022	<b>Case Module:</b>	Code Case
<b>Inspection Date:</b>	Wed Dec 14, 2022	<b>Inspection Status:</b>	In Violation
<b>Inspector:</b>	Hazlett, Harlan	<b>Inspection Type:</b>	BSD-Property Maintenance Violation Inspection

<b>Job Address:</b>	28 N EIGHTH ST COLUMBIA, MO, 65201	<b>Parcel Number:</b>	1632000180030001
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<b>Contact Type</b>	<b>Company Name</b>	<b>Name</b>
Property Manager		HUGHES, KIMBERLY

Checklist Item	Status
IPMC 107.1 (4) (AMEND) - Those structures which have been damaged by fire, wind or other causes so as to be dangerous to life, safety, health or welfare of the occupants or the residents of the city.	Failed
IPMC 107.1 (5) - Those structures which are so dilapidated or decayed that they are a danger to the life, safety, health or welfare of the occupants or residents of the city.	Failed
IPMC 109.2 Temporary Safeguards. - Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render the structure temporarily safe whether or not the legal; procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.	Failed
IPMC 304.1 Exterior general - IPMC 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	Failed
General Comments - General	Failed

**Checklist Item****Status**

Loose portions of masonry at the failed parapet must be removed immediately. An engineering analysis of the parapet wall must be performed by a registered professional engineer. The report from the engineer must include recommendations for both temporary and permanent stabilization of the parapet wall.

IPMC 107.1 (7) (AMEND) - Those structures which have parts which are so attached that they may fall and injure members of the public or property. Failed

The damaged parapet wall needs to be removed and secured from further collapse. A registered professional engineer must evaluate the removed damaged section and all the remaining parapet walls for structural soundness prior to Walnut street being opened to pedestrians or traffic.

IPMC 304.7 Roofs & Drainage - IPMC 304.7 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. Failed

The roof will need to be protected from further damage from weather and rain. There was a reports of a water leaks from the rain event the day prior to the collapse by a third party on site. The roof will need to be repaired permanently and all water damaged repaired as well.



Hazlett, Harlan