



VIOLATION NOTICE

Owner: AAYU SATVA LLC
Address: 185 BYERS RD
MIAMISBURG, OH 45342

Date: 11/01/2023
Case File No. 37566
Reinspection Date: 01/03/2024
Property Location: 185 BYERS RD
Lot: N/A

SUBJECT: The property located at 185 BYERS RD is in violation of the *City of Miamisburg Codes and Ordinances*

YOU ARE HEREBY NOTIFIED THAT THE ABOVE IS IN VIOLATION OF THE FOLLOWING CODE(S):

International Property Maintenance Code – 304.18 Building security. – 304.18

Explanation:

- a) Multiple doors damaged and are to be replaced in all buildings where applicable.
- b) Multiple door frames have damage and are to be replaced throughout the complex.

Location:

Code:

Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

International Property Maintenance Code – 304.13 Window, skylight and door frames. – 304.13

Explanation:

Windows are cracked or have broken panels. Some windows are repaired using a piece of carpet. Windows are to be replaced where broken and cracked.

Location:

Code:

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

International Property Maintenance Code – 302.3 Sidewalks and driveways. – 302.3

Explanation:

- a) Multiple sidewalk areas' patches are not adequate and present a safety issue.
- b) Multiple sections are to be replaced that have sunken.
- c) Several sidewalk areas have been undermined by erosion.

Location:

Code:

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

International Property Maintenance Code – 403.4 Process ventilation. – 403.4

Explanation:

- a) Crawl space not adequately ventilated in multiple buildings.
- b) Ventilation pits located at several buildings are not secured properly.

Location:

Code:

Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

International Property Maintenance Code – SECTION 305.1 – Interior Structure

Explanation:

- a) Holes in the floor located within several rooms in multiple buildings.
- b) Floors not properly supported observed in several rooms within buildings.

Location:

Code:

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

International Property Maintenance Code – SECTION 504.1 – PLUMBING SYSTEMS AND FIXTURES

Explanation:

- a) Multiple holes located in several rooms observed.
- b) Damage to interior walls due to water leaks found in several rooms scattered throughout the complex.

Location:

Code:

Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed, Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

International Property Maintenance Code – SECTION 506.1 & 503.2 – SANITARY DRAINAGE SYSTEM

Explanation:

- a) Plumbing observed within the crawl spaces not secured properly.
- b) Multiple water leaks within the crawl spaces of multiple buildings.
- c) One room, the sink leaks and has caused the carpet to become saturated with water.
- d) Hot water heaters installed without overflow pans located underneath the unit.
- e) Evidence of hot water heaters' pop-off valves not functioning properly.
- f) Corrosion on plumbing observed in several locations.
- g) Multiple water lines to sinks located in several rooms not installed correctly.

Location:

Code:

Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private disposal system.

Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

International Property Maintenance Code – SECTION 605 – ELECTRICAL EQUIPMENT

Explanation:

- a) Multiple water leaks and sewage leaks within the crawl spaces of multiple buildings.
- b) Sewage leaks causing potential health issues due to the odor and noxious fumes.

Location:

Code:

Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manor.

International Property Maintenance Code – 304.7 Roofs and drainage. – 304.7

Explanation:

- a) Fascia boards either rotten or not installed properly.
- b) Evidence of roof leaks observed in several rooms located in multiple buildings.
- c) Heavy roof damage observed on the building which contains the office.
- d) Multiple downspouts located at multiple buildings crushed or damaged.
- e) Gutters not installed properly and with damage in multiple areas.

Location:

Code:

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.

International Property Maintenance Code – 304.1 General. – 304.1

Explanation:

- a) Rotten trim boards located on all the buildings.
- b) Rotten exterior wall panels observed on all the buildings.
- c) Stone and trim boards pulling away from each other.

Location:

Code:

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.

International Property Maintenance Code – SECTION 601 – 601

Explanation:

- a) Additional storage area constructed within a mechanical room.
- b) Storage of items within mechanical rooms blocks access to hot water heaters and electronics.
- c) Ceilings located in multiple mechanical rooms are open directly into the attic space.

Location:

Code:

YOU MUST CORRECT THIS VIOLATION(S) BY 01/03/2024.

The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule. (IPMC Section 103.5, Miamisburg code 214.01)

Administrative fees: \$250.00.

Reinspection fees: \$100.00

Before work is to begin, all applications for permits are to be submitted for approval. Any work conducted before the issuance of the permits can result in the work being removed and inspections conducted before moving forward.

If the property is not brought into code, reinspection's will be conducted after the due date. Each reinspection has a cost of \$100.00, which will be billed to the property owner. Reinspection's will continue until the violations are corrected. Any unpaid fees will be assessed to the property taxes.

RIGHT TO APPEAL

If you wish to appeal these corrective orders, you must do so in writing to the code official no later than 20 days after the date of this violation notice. An appeals hearing will be conducted by the Board of Building, Housing and Zoning Appeals board.

Appeals must be sent to:

Code Official
20 E. Central Ave.
Miamisburg, OH 45342

PROSECUTION OF VIOLATION

The City has the right to restrain, correct, or abate any violations, and in doing so, has the right to charge all costs to do so against the real estate upon which the structures are located. Such costs shall be a lien upon such real estate.

Thank you in advance for keeping our neighborhoods safe, healthy and attractive. If you have any questions or would like to file an appeal, please contact me at 937-847-6539.

Code Enforcement Officer