

Kathy Catazaro-Perry, Mayor

Massillon

City of Champions

City of Massillon Building Department
Code Enforcement Division

February 26, 2021

Steve M. Berner
2324 Main Ave. W
Massillon, Ohio

RE: 2324 MAIN AVE. WEST MASSILLON OH 44647 - PP# 607356
Legal Description –
3753 WH

UNSAFE STRUCTURE VACATE ORDER

Dear Owner:

As a result of a fire and our subsequent inspection on February 25, 2021 the structure located on the above listed parcel is declared an **UNSAFE STRUCTURE**.

All utilities are disconnected, and the West basement wall is unstable. Other work has been completed on this property without proper permits and inspections.

You must obtain a Certified Structural Engineers report on the entire foundation of the home including all actions need to repair the foundation along with stamped drawings. This report must be submitted to this office within thirty (30) **calendar days** of the date of this notice. The home is not to be occupied or worked on until this report is received and approved by this office.

If this report is approved all utilities must be activated and approved before occupancy is permitted, further all future work on the structure will require proper building permits for required items.

Failure to contact us and obtain compliance will result in a demolition order being issued.



James Johnson
Code Enforcement Officer
jjohnson@massillonohio.gov



Frank Silla
Chief Building Official
City of Massillon

1307.05 GENERAL MAINTENANCE REQUIREMENTS.

(a) Maintenance Requirements. All structures and all parts thereof, both exterior and interior shall be maintained in good repair and shall be capable of performing the function for which such structure or part or any feature thereof was designed or intended to be used.

(b) Foundations.

(1) All foundations of every structure shall be maintained structurally sound and in good repair.

(2) All foundations of every structure shall be maintained in such condition as to prevent seepage or leakage of water into the basement space enclosed within such foundations.

(Ord. 122-1979. Passed 9-4-79.)

(c) Roofs, Gutters and Downspouts. All roofs of every structure shall be maintained weather-tight and shall be equipped with gutters and downspouts maintained in good repair, and connected to a public storm sewer or approved retention system, or terminate at the curb or on splash blocks. (Ord. 35-2009. Passed 3-2-09.)

(d) Exteriors.

(1) All exterior walls of every structure shall be maintained weathertight and shall be maintained so as to resist decay or deterioration from any cause.

(2) Any structure or secondary or appurtenant structure whose exterior surface is bare, deteriorated, ramshackle, decaying, disintegrating or in poor repair, must be repaired, replaced or razed.

A. All buckled, rotted or decayed walls, doors, windows, porches, floors, steps, railings, soffits, posts, sills, trims, and their missing members, must be replaced and/or put in good condition.

B. All replacements should conform to original design or be replaced completely with a design that corresponds to the aesthetics of the general district.

C. All exterior wood or exterior unfinished surfaces, except masonry, must be sealed and painted or the surface covered with other approved protective coating or treated to prevent rot and decay, and conform to and match the existing paint or surface covering and original design or replacement thereof. All exterior walls and surfaces must be properly protected against the weather, where such are defective or lack weather protection, including lack of paint or surface covering, or have weathered due to lack of proper protective covering.

D. Any structure, including all secondary or appurtenant structures, awnings and signs, whose exterior surfaces are deteriorated, decaying, disintegrating or whose surfaces have been weathered with dirt and grime, or have been impaired through peeling or flaking of the paint or other protective coating, shall be repaired, repainted or resurfaced.

1. All exterior surfaces shall be replaced or repaired in good condition preparatory to repainting or coating.

2. All bare exterior surfaces which are flaking or crumbling shall be replaced or sealed in a good and workmanlike manner.

3. All new or repaired bare surfaces shall be painted or coated.

(e) Interior Walls, Floors and Ceilings.

(1) All interior walls, floors and ceilings of every structure used for business purposes shall be maintained free of holes, large cracks, and any loose or deteriorated material, and shall have a coating or paint, wallpaper or other substance located thereon, and maintained in a clean and proper condition.

(2) The floors of all new or remodeled toilet rooms shall have a cove base at all walls and partitions. Floor surfaces and cove base shall be of nonabsorbent materials with moisture-resistant joints.

(f) Exterior and Interior Property Areas.

(1) No owner, agent or occupant of any premises shall maintain or permit to be maintained at or on the exterior property areas of such premises, any condition which deteriorates or debases the appearance of the neighborhood; or creates a fire, safety or health hazard; or which is a public nuisance, including but not limited to the following:

A. Broken or dilapidated fences, walls or other structures.

B. Improperly installed or maintained public sidewalks, walks, driveways and driveway aprons which are in a defective condition, and/or are not in conformance with the rules and regulations promulgated by the Building Inspection Superintendent pursuant to the Codified Ordinances of the City.

(2) Interior property areas of all premises shall be kept free of any debris, objects, materials or conditions which creates a health, accident or fire hazard.

(g) Plumbing.

(1) All plumbing fixtures and piping connected thereto presently being utilized in existing buildings, secondary and appurtenant structures, shall be maintained in good condition to provide the necessary plumbing and sanitary facilities required in accordance with all City codes and ordinances.

(2) All new plumbing fixtures shall be so designed and installed as to prevent contamination of the water supply system, including the installation to an enclosed system to a public sanitary sewer. The City Plumbing Inspector must be called in on all matters included within this subsection.

(3) All plumbing fixtures not presently being utilized shall be sealed or removed so as to prevent the release of obnoxious odors, toxic fumes, or gases.

(h) Electrical Facilities.

(1) Every new or remodeled business structure shall be provided with approved electrical service, outlets and fixtures, which shall be installed and maintained so as to be free of any potential source of ignition of combustible material or any potential sources of electrical hazard. Such facilities shall be approved as being adequate to supply the requirements of lighting, appliances and equipment of the structure concerned, in accordance with City codes and ordinances.

(2) Existing services, outlets, and fixtures that are considered free from potential sources of electrical hazard shall be permitted. The City Electrical Inspector must be called in on all matters included within this section.

(i) Heating, Ventilating and Air Conditioning Facilities. All heating, ventilating and air conditioning facilities in existing buildings, secondary and appurtenant structures shall be installed and maintained so as to be free from any potential source of fire hazard or danger to the health, welfare and safety of the occupants in accordance with City codes and ordinances. The City Heating Inspector must be called in on all matters included within this section.

(j) Signs.

(1) All permanent signs, both exterior and interior, shall be maintained in a good state of repair and shall pertain only to the identification of the occupant, merchandise, products or services on the premises.

(2) Whenever any structure or part thereof becomes vacant, the owner or agent shall cause all signs which are visible from the exterior and which no longer apply to the products or services offered on the premises to be removed within thirty days and to restore the exterior appearance of the building to match the existing facade.

(3) Signs shall conform in structure, size and type to all City ordinances.

(k) Ingress and Egress. Every new business unit shall be provided with direct and approved means of ingress and egress to the outside of such business unit without passing through any part of any other business unit.

(l) Infestation by Pests. All business structures and the premises thereof shall be maintained free of vermin, rodents and other pests, and free of sources of breeding, harborage and infestation by such vermin, rodents and other pests. No enforcement of this section is permissible without a written report from the City Health Department indicating their inspection relative to this subject.

(m) Rubbish and Garbage Disposal.

(1) Every occupant of a business unit shall dispose of all his rubbish in a clean and sanitary manner by placing it in approved receptacles or in other approved rubbish disposal facilities.

(2) Every occupant of a business unit shall dispose of all his garbage and other organic waste which might provide food for insects and rodents, in a clean and sanitary manner by placing it in approved nonleakable, nonabsorbent, covered garbage storage receptacles, or in other approved garbage disposal facilities.

(3) Where an occupant of a business fails, neglects or refuses to comply with this section within a reasonable amount of time, the City may dispose of all his garbage and other organic waste and the costs incurred therein shall become a lien on real estate.

(n) Street Numbers. Every business structure shall have, as shown on official City maps, the correct street number of such business prominently displayed so that it is clearly visible at all times from the street in front of the property. The number shall be numerals, not in script, and they must be at least three inches high and in contrasting colors. Such numbers shall be placed in close proximity to the main front entrance to the building, provided the building has only one street number. If individual units within a business structure have more than one street number assigned to such units, then each such unit shall display at the main front entrance to such unit the correct street number assigned to it.