

Engineering, Planning & Building Department

Christopher A. Taneyhill, Chief Building Official

540 Laird Ave., S.E. – Warren, Ohio 44484

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Unsafe Building Order - 2017 OHIO BUILDING CODE

October 19, 2018

Method of Service: 1- Certified Mail 7017 3380 0000 7780 5396

1- U.S. First class mail

Warren Family Mission, 155 Tod Ave.NW. Warren, OH. 44485

Method of Service: 1- Certified Mail 7017 3380 0000 7780 5402

1- U.S. First class mail

Chris Gilger, 115 Tod Ave.NW. Warren, OH. 44485

Adjudication Order Number: 18-1019-1004

Previous Adjudication Order Number: 18-0220-0210

Number of pages included with this order: 3

Unsafe building address: 361 Elm Rd. NE.

Building description: Formerly Known As: Elm Road School and Warren Family Mission
Trumbull County Take Flight

Parcel Identification Numbers: 38-864113, 39-003519

Owner or Owner's designated agent: Warren Family Mission, Corporation for Non-Profit
Chris Gilger, Agent/Registrant
Warren, Ohio 44485

OBC 109.4 Unsafe buildings. Buildings, structures or existing equipment that are unsafe or unsanitary due to inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life, shall be deemed a serious hazard. Where a building is found to be a serious hazard, such hazard shall be eliminated or the building shall be vacated, and where such building, when vacated, remains a serious hazard, it shall be razed.

OBC 109.4.2 Restoration. Where the building, structures or existing equipment is determined to be unsafe by the building official, it is permitted to be restored to a safe

condition. All such repairs, alterations, additions or change of occupancy shall comply with Chapter 34 and Chapter 1 of the Ohio Building Code.

The following items have been found to not be in conformance with the 2017 Ohio Building Code, Chapter 34 Existing Buildings and Structures, Section 3401.2 Maintenance.

ISSUE OF NONCONFORMANCE and ACTION REQUIRED FOR COMPLIANCE

ITEM NO.

1. **109.4.2 Restoration.** The structure and building service equipment has been determined to be unsafe by the building official, it is permitted to be restored and or replaced to a safe condition. To the extent that repairs, alterations or additions are intended to be made. Such repairs, alterations, additions or change of occupancy shall comply with the Ohio Building Code Chapters 1 and 34.
2. Repair or demolish the building and its appurtenances in accordance with the Ohio Building Code, Chapters 1 and 34, and the City of Warren Codified Ordinances, Part Thirteen, Building Code.

COMPLIANCE DATE: December 1, 2018

The content of this order shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe and insanitary.

1339.05 TRANSFER OF OWNERSHIP. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer , mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. (City of Warren Ordinance Number. 10853/95. Passed 12-13-95.)

1305.015 REGISTRATION REQUIREMENTS. No person, firm, company or corporation shall engage in the business of contracting for services to be rendered, as defined in Section 1305.01, in part or in full, for any work in connection with the location, erection, construction, repair, alteration, moving and/or equipping of a building or structure which is subject to the Ohio Building Code (OBC) or the Residential Code of Ohio for One-, Two- and Three-Family Dwellings (as in effect on May 27, 2006) and all subsequent revisions, additions and appendices thereto, without first registering with the City. Ord. 11950/06.

1307.01 PERMIT REQUIRED. No person, firm, corporation or company shall perform any work in connection with the location, erection, construction, repair, alteration, moving or equipping of a building without first filing with the Building Division of the City an application in writing, and obtaining a formal permit for the work to be performed. Ord. 10719/94.

1313.06 OTHER RELIEF. In addition to any fines and imprisonment provided for within the Building Code, the Building Official may pursue any other remedies available to him and/or the City at law, rule or regulation.

(Ord. 10635/94. Passed 2-23-94.)

Right of Appeal

An appeal of any or all of the items contained within this decision may be filed with the Ohio Board of Building Appeals, 6606 Tussing Road, Reynoldsburg, Ohio 43068-9009 or by submitting a form obtained from the Board of Building Appeals web site at www.com.ohio.gov/documents/bbap_Requestfrm1.pdf

Information may be presented to the Board of Building Appeals in a format as conducted and established by the Board.

An adjudication order, issued by the Building Official, is required for the appeal of any or all of the items in this notice. In accordance with Chapter 119 of the Ohio Revised Code, you have 30 days from the mailing date of an adjudication or citation order to request an appeal hearing. An adjudication order will be issued by the building official upon request to file an appeal.



Christopher A. Taneyhill, Chief Building Official

Enclosure: Unsafe Building Order 18-0220-0210