

ORDER OF CONDEMNATION OF THE POLICE ANNEX

2-16-16

An inspection was conducted today that confirms findings documented by John Gilbert on February 1st, 2016 that the police annex is a building with unsafe equipment, a structure unfit for human occupancy, and a dangerous structure pursuant to section 108.1 of the 2012 International Property Maintenance Code (IPMC) and is hereby condemned.

108.1 When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

Findings and supporting evidence include:

Unsafe equipment

108.1.2 Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

Findings:

1. There are at least 3 locations where steam is visibly leaking. Two of these locations are located in the armory area below Chief Adams office. The leaking pipes are asbestos wrapped and steam is leaking through the asbestos and into the air of the police annex. Another known leak is beneath the fire station side and provides heat to the TVB and Watch Commanders office in addition to parts of the vacated fire house. Again, these are known visible steam leaks due to cracked and/or degraded pipe that can no longer hold the low pressure steam. There is at least one remaining radiator that is leaking in the 2nd floor South evidence room. Steam leaks also add moisture to the air in the building and contribute to mold growth..

There are electrical hazards in the steam tunnel that starts in the north parking lot just east of the Trinity Building and runs across the road and under the Annex. There are large diameter feeder cables supplying electricity to the Trinity Building and most of the junction boxes are completely rusted out. The unsupported cables are rubbing against the metal. When this ever shorts out it could be life threatening. It is possible that the wires could energize anything metal in the tunnel, including the pipes that run throughout the Annex and City Hall.

Structure unfit for human occupancy

108.1.3 A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

Findings:

1. The wood windows are contributing to the overall moisture issues inside the building which are feeding mold and mildew growth. Not only are the wood frames damaged and weathered, some windows need significant repairs as the frames are completely rotted out.
2. The plumbing system has damaged drain/waste/vent piping. There are currently at least 4 separate pipe runs that have failed to some degree. The failures have allowed sewer gas and liquid to escape as evidenced by staining on ceiling tiles and the odor. Several of these pipe sections are located over working staff and impose a significant health hazard. The pipe system over the Traffic Violations Bureau is one with known leaks.. Other known leaks are below the 2nd floor men's and women's bathroom outside the Detective Bureau and above the steps to the EOC outside the range.
3. There are numerous the mold and mildew issues in the building. Mold and mildew can cause numerous heath issues including respiratory problems.
4. Both Captain Jackson and John Gilbert have reported a rat infestation in the walls of the police annex. Reports include a rat climbing on Capt. Jackson's leg, and a rat seen eating food scraps off of a holding cell bunk.

Dangerous structure

108.1.5 For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

As numbered in the IPMC

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.

*The exterior masonry building shell is no longer capable of preventing moisture migration through the structure. During the last heavy rain, liquid water was running down the interior walls on all four sides of the structure. Mold, mildew and efflorescence both inside and outside the structure also confirm saturation. The exterior masonry is in need of tuck-pointing of many joints in the masonry materials. Spalling during freeze/thaw cycles has already resulted in pieces dropping to the ground. This degradation is also causing the roof system to fail prematurely where the roof intersects parapet walls. All this moisture contributes to mold growth.

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