

May 2, 2000

**NOTICE AND ORDER**

**UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

**CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED**

Dave Oleson

420 E. North Street (Trade Winds Motel)

Rapid City, SD 57701

**RE:** Trade Winds Motel located at 420 East North Street.

Dear Dave Oleson:

City of Rapid City, Building Inspection/Code Enforcement Divisions and Rapid City Fire Department have completed inspections of the property located at above address. These inspections revealed that the property must be brought up into compliance with the Uniform Building Code and related city ordinances.

According to the inspectors' reports, all buildings show general dilapidation and lack of maintenance. Almost all of the smoke detectors are missing or not working in the sleeping rooms and adjacent areas.

Electrical, structural, plumbing and mechanical issues are in violation of the required minimum life and safety requirements. Recently, all room heaters have been replaced illegally without permits and inspections. Also, following our inspection, MDU had shut off the gas for safety reasons.

The Building Official deemed the motel units and main building substandard according to the Uniform Code for the Abatement of the Dangerous Buildings and the Uniform Housing Code.

1. Due to the substandard nature of the buildings on the property, as described in the Uniform Code for the Abatement of Dangerous Buildings and the Uniform Housing Code:

**Section 302, paragraph 4: ... any portion thereof has been damaged .....**

**Section 302, paragraph 9:.....Whenever the building or structure is manifestly unsafe for the purpose for which it is being used.**

**Section 302, paragraph 15: Inadequate maintenance.....Unsanitary....unfit for human habitation....**

**Section 302, paragraph 17: constitutes a public nuisance.**

**Uniform Housing Code:**

**Section 1001.3,**

**Paragraph 6: Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to deterioration.**

***Section 1001.3 Structural Hazards***

***Section 1001.5: Hazardous Electrical Wiring***

***Section 1001.6: Hazardous Plumbing***

***Section 1001.7: Hazardous Mechanical Equipment***

**Section 1001.8: Faulty weather protection; deteriorated, crumbling or loose plaster, ineffective waterproofing of exterior walls, roof. Broken, rotted, split or buckled exterior wall coverings or roof coverings.**

**Section 1001.9: Fire hazard.**

Dave Oleson  
420 E. North Street (Trade Winds Motel)  
Rapid City, SD 57701

The Building Official has determined that the property is substandard and must be either brought up in compliance with the Rapid City Municipal Code by or before June 5, 2000 or demolished. All necessary permits must be obtained before commencing any work. If code compliance is not achieved, the Building Official will order the work/demolition performed at the owner's expense.

All individual units must be brought up into compliance with the ordinances. Copies of the inspection reports are attached for required repairs. The owner upon completion of the repairs must request required final inspections. Rapid City Municipal Code also requires that minimum 5 inch address numbers be posted on the main building.

Structural, electrical, plumbing and mechanical permits must be obtained prior to repairs, before commencing any work. **Licensed contractors must carry out all repair work.**

A written appeal of this order may be made to the Office of the Building Official within thirty (30) days. Failure to appeal will result in the waiver of all rights to an administrative hearing. Copy of the appeal sample is enclosed.

Thank you for your prompt attention to this matter.

Sincerely,

Umit Spencer  
Ordinance Officer

Enclosures: Appeal sample + FD report  
Cc: Manager, Trade Winds Motel