



CITY OF RAPID CITY


RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning and Development Services
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MEMORANDUM

DATE: August 1, 2013
TO: Rapid City Building Code Board of Appeals
FROM: Brad Solon, Division Manager, Building Services 
SUBJECT: Appeal from Wyn Rentals, LLC for 105 E Saint Joseph St, Rapid City

Wyn Rentals LLC has appealed a violation notice from the Building Official ordering Wyn Rentals to demolish the dwelling units at 105 E Saint Joseph Street.

The City received numerous complaints regarding the conditions at the dwellings and City inspectors had consent from tenants to inspect. The inspections revealed the following substandard conditions that include but are not limited to: Wiring in general, hazardous- grounded type receptacles shall not be installed on ungrounded circuits unless GFCI protected, GFCI protection required for kitchen and bathroom receptacles, exterior light at front door required, no GFCIs, bathroom light fixture does not work (IPMC 604.3,108.1.2), all devices and wiring deteriorated (IPMC 604.3), all exterior property and premises shall be maintained in a clean, safe and sanitary condition (IPMC 304.2), stairways, decks, porches handrails, guardrails and balconies deteriorated (IPMC 304.1.1 #12), faulty roof/shingles missing (IPMC 304.1.1.#8), all interior surfaces shall be maintained in good, clean and sanitary condition (IPMC 305.1), faulty tub/shower & kitchen sink - fixtures not functioning properly (IPMC 502.1), smoke detectors required or smoke detectors in place are not functioning properly (IPMC 704.2), porch foundation faulty (IPMC 304.4), sewage on basement floor/faulty sewer (IPMC 108.1.3, 502.1), animal feces throughout (IPMC 108.1.3), floors uneven (IPMC 304.1.1 #9), and holes and breaks in interior and exterior walls (IPMC 305.3). The dwelling was posted "do not occupy".

Currently the dwelling is vacant and a "do not occupy" notice is posted at the site. After inspecting the dwelling, the determination was made to require the demolition.

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Staff recommends that the dwelling be demolished and completely removed from the property.

Staff Recommendation: Staff recommends that the dwelling be demolished and completely removed from the property.

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MEMORANDUM

DATE: August 1, 2013

TO: Rapid City Building Code Board of Appeals 

FROM: Brad Solon, Division Manager, Building Services

SUBJECT: Appeal from Wyn Rentals, LLC for 121 E Saint Joseph St, Rapid City

Wyn Rentals LLC has appealed a violation notice from the Building Official ordering Wyn Rentals to demolish the dwelling units at 121 E Saint Joseph Street.

The City received numerous complaints regarding the conditions at the dwellings and City inspectors had consent from tenants to inspect. The inspections revealed the following substandard conditions that include but are not limited to: unsecured grounding conductors to the exterior of building (IPMC 604.3), improperly maintained electrical switches, lights and receptacles (IPMC 604.3), habitable rooms lacking proper receptacles (IPMC 604.3.1.1), bathroom lacks GFCI protected receptacle (IPMC 604.3.1.1), UL listed sump pumps are not listed for pumping raw sewage (IPMC 604.3.1.1), all devices and wiring deteriorated (IPMC 604.3), all exterior property and premises shall be maintained in a clean, safe and sanitary condition (IPMC 304.2), all structural members shall be maintained in good condition (IPMC 304.1.1 #5), stairways, decks, porches handrails, guardrails and balconies deteriorated (IPMC 304.1.1 #12), faulty roof/shingles missing (IPMC 304.1.1.#8), all interior surfaces shall be maintained in good, clean and sanitary condition (IPMC 305.1), faulty tub/shower & kitchen sink - fixtures not functioning properly (IPMC 502.1), smoke detectors required or smoke detectors in place are not functioning properly (IPMC 704.2), sewage on basement floor/faulty sewer (IPMC 108.1.3, 502.1), floors uneven/sagging (IPMC 304.1.1 #9), no heat several units (IPMC 602.2), hazardous switch to furnace equipment (IPMC 603.1), inoperable thermostats (IPMC 603.1), open chimney vent (IPMC 603.2; 108.1.5 #9), and holes and breaks in interior and exterior walls and soffits (IPMC 305.3). The dwelling was posted "do not occupy".

Currently the dwelling is partially occupied. After inspecting the dwelling initially, the determination was made to require the demolition.

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A subsequent inspection allowed inspectors into the dwelling unit at the front and in the basement. The subsequent inspection of the condition of the front unit and the basement unit revealed that the front unit is suitable for habitation and the basement unit is not. Also, after inspecting the rear unit a second time, that unit should be removed from the property. The rear unit is in an old addition. That demolition could be achieved. Also, the basement should remain vacant except for the mechanical equipment.

Staff recommends that based on the recent inspection, the front dwelling may remain and the rear unit be completely removed from the property. The rear unit is not fit for human habitation. The basement unit should remain vacant except for mechanical equipment.

Staff Recommendation: Staff recommends that based on the recent inspection, the front dwelling may remain and the rear unit be completely removed from the property. Staff also recommends that the basement unit remain vacant except for mechanical equipment.

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