

The City of North Little Rock

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CODE ENFORCEMENT DEPARTMENT

May 16, 2017

Mayor Smith
City Council Members

Re: **7213 Westwind Dr.**
Parcel 43N0070000810

PART OF THE NE 1/4 SW 1/4, SECTION 12, TOWNSHIP 2 NORTH, RANGE 13 WEST, NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE WEST A DISTANCE OF 500.0 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES WEST A DISTANCE OF 526.33 FEET; THENCE SOUTH 02 DEGREES 10 MINUTES EAST A DISTANCE OF 55.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 05 MINUTES EAST A DISTANCE OF 190.0 FEET; THENCE SOUTH 02 DEGREES 01 MINUTES EAST A DISTANCE OF 136.0 FEET; THENCE NORTH 87 DEGREES 35 MINUTES WEST A DISTANCE OF 190.0 FEET; THENCE NORTH 02 DEGREES 10 MINUTES WEST A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING.

Owner: Don Price
North Little Rock, AR

Dear Mayor Smith;

The above named Owner has been issued citations since 2009 for failure to bring this structure into compliance, citations included were for Public Nuisance, No Building Permits, outside storage, etc. The City of North Little Rock has received numerous complaints from neighbors regarding the status of the structure.

On April 4th 2017 an inspection of the interior and exterior of the aforementioned property was conducted by the following individuals: 1. Arnold Coleman, Chief Building Inspector, 2. Rodger Greene, Building Official, 3. Larry Epperson, Code Officer, and 4. a representative of the NLR Police Department.

As a result of our efforts, we determined numerous code deficiencies and or omissions, pursuant to the 2012 International Residential Code as well as the Arkansas State Electrical Code. Based on this evaluation, Mr. Price was issued a citation, directing him to appear in court on April 20, 2017. It is my understanding that date has been moved pending actions by NLR City Council.

The following Code violations were established by Staff on April 4, 2017:

1. R109 Inspections. Required not satisfied; the last recorded inspection was a framing inspection performed on October 21, 2012.
2. R110 Certificate of Occupancy. At the time of the inspection the house was occupied without approval. (photo 1 ,2)
3. R113 Authority to Disconnect Service Utilities. Electricity was being provided to the house illegally, without approval from Entergy. (photo 3)
4. R308.4.5 Glazing and Wet Surfaces. Tempered glass as required within 60 inches of a tub/shower is not installed. (photo 4)
5. R311.8.3 Handrail required. Interior stair handrails not installed. (photo 5)
6. R302.6 Dwelling / Garage Fire Separation. A 20 minute fire rated door from the house to the garage was not installed as required. (photo 6)
7. R302.7 under Stair Protection. Enclosed spaces under stairs are not covered with required fire stopping.
8. R312 Guards and Window Fall Protection – not installed as required.
9. R314 Smoke Alarms. Not installed where required.
10. R315 Carbon Monoxide Alarms. Not installed where required.
11. Article 110. AR State Electrical Code. Requirements for installations (photos 7-16) various locations throughout the house confirming improper installation, connections to appliances, unfinished and exposed electrical boxes and outlets.

Other areas of Concern:

12. There is a significant Mold issue in the walls, particularly in the lower level, posing a potential health hazard. (photo 17 -20)
13. The chimney on the roof of the house appears to be attached/repared with 'duct tape', indicating possible major structural concerns. (photo 22)
14. There is a significant amount of construction debris piled around the property. Requirements are to remove all construction debris from the site before the house is occupied. (Photo 23 - 26). Some of this debris appears to have been in the same location since before 2012.

Permit history background.

1. Original building permit issued on 8/1/07. A footing inspection was done and approved on 8/2/17. This permit expired on 8/1/08
2. Mr. Price was issued a building permit on 11/12/09. A framing inspection was done and approved on 10/21/10. This permit expired on 11/12/10. This was the last inspection that was approved on this structure.
3. Mr. Price again was issued a building permit on 5/10/12. No inspections were requested. This permit expired on 5/10/13.
4. No final plumbing, electrical, mechanical inspections were ever requested.
5. No Certificate of Occupancy was ever issued to allow a resident to occupy the structure.

April 4th 2017 Notification of disconnect was posted on the structure advising them the utilities would be disconnect within (8) Eight day of posting in accordance with section 8.3.4.2 of the Nuisance abatement code, which declares the premises to be unsafe for human habitation. .

April 24th 2017 a notice of public nuisance along with a notice of City Council was mailed by certified and regular mail to all interested parties and also posted on the property, and advertised in the newspaper for a City Council hearing date of May 22nd, 2017.

The structure is considered to be unsafe for human habitation and should be considered for condemnation.