



City of Virginia Beach

DEPARTMENT OF HOUSING AND NEIGHBORHOOD PRESERVATION

CODE ENFORCEMENT DIVISION
 MUNICIPAL CENTER
 BUILDING 18A
 2424 COURTHOUSE DRIVE
 VIRGINIA BEACH, VA 23456-9083
 (757) 385-4421
 FAX (757) 385-5694

ATLANTIS MANAGEMENT INC
 1715 HARPERS RD
 VIRGINIA BEACH, VA 23454-5304

NOTICE OF UNSAFE BUILDING

DATE January 25, 2012
 GPIN 24057861930000
 RE 1715 HARPERS RD, VIRGINIA BEACH, VA 23454
 ActivityDate January 18, 2012
 OWNER NAME ATLANTIS MANAGEMENT INC
 OCCUPANT NAME _____

301/15

The building or the part of the building identified above and in the enclosed inspection report constitutes a hazard through abandonment, dilapidation or inadequate maintenance and is hereby declared unsafe in accordance with Section 105.4 of the Virginia Maintenance Code. This building is unfit for human occupancy. If it is occupied, it shall be made safe through compliance with the inspection report, or shall be vacated. When vacated, or when the time allowed for compliance has expired, the building shall be placarded as an unsafe building and no person shall enter except upon authorization of the code official.

If the building is vacant, it shall be kept secured against public entry. If it is vacant and open, it shall be secured within 48 hours with plywood fitted to windows and doors unless locked windows and doors are intact. The exterior of the building shall be brought into compliance with the enclosed inspection report. The premises are to be maintained free of overgrowth and accumulations of litter, trash or junk. Upon receipt of this notice, you are required to declare immediately acceptance or rejection of the terms of this notice.

Any person ordered to take emergency measures shall comply with such order forthwith, and any affected person shall thereafter be afforded a hearing by the appeals board if requested. In accordance with Section 106 of the Virginia Maintenance Code, appeals concerning application of this code or refusal to grant a modification to the provisions of this code covering the manner of construction or materials to be used in the erection, alteration, repair or maintenance of a structure shall be submitted to the Building Code Board of Appeals within 14 days. Appeals should be addressed to the board, in care of this office.

Failure to comply with this notice shall result in the appropriate action indicated below:

- (1) Legal action will be instituted to compel compliance. Violations of the USBC are a misdemeanor and upon conviction, may be punishable by a fine of not more than \$2,500.00.
- (2) The building will be secured through available means to make it temporarily safe and the costs shall be charged to the owner.
- (3) If the building becomes an imminent and immediate threat to life or property, it shall be demolished and removed with the costs charged to the owner.

In case of error, or if you have any questions, please call the inspector immediately between 8:00 a.m. and 4:30 p.m. Monday through Friday at 757-385-1277. Thank you for your cooperation in this matter.

 R Haddick
 Code Enforcement Inspector

Enclosure

c: Wells Freed, Housing Code Administrator



Period of correction begins on date stamped.

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ATLANTISMANAGEMENT INC
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EXTERIOR INSPECTION REPORT

CASE NUMBER	<u>12-01-PUB-00163</u>	RE	<u>1715 HARPERS RD</u>
GPIN	<u>24057861930000</u>		<u>VIRGINIA BEACH, VA 23454</u>
DATE OF INSPECTION	<u>Jan 04, 2012</u>		
INSPECTOR	<u>R Haddick</u>		
OWNER NAME	<u>ATLANTISMANAGEMENT INC</u>		
OWNER ADDRESS	<u>1715 HARPERS RD, VIRGINIA BEACH, VA 23454-5304</u>		



CODE	DESCRIPTION	CORRECT VIOLATION WITHIN
304.4 STRUCTURAL MEMBERS (exterior)	Must be capable of supporting live loads; floor/wall support systems; support beams, trusses, joists. Multiple structural components improperly supported and constructed.	7 day(s)
304.5 FOUNDATION WALLS	Whole sections at several locations open. Improperly constructed foundation walls.	7 day(s)
304.7 ROOF	Improperly designed and constructed. Leaking in multiple locations.	7 day(s)
304.10 DECKS, PORCHES AND BALCONIES	Improperly constructed footings, foundation and flooring on rear addition.	7 day(s)
304.13.1 GLAZING (window pane)	Broken windows at multiple locations.	30 day(s)
604.3 ELECTRICAL SYSTEM HAZARDS	Open, unprotected, damaged, deteriorated, improperly installed wiring at numerous locations. Watertight boxes and liquid-type conduit missing.	7 day(s)
304.13 DOOR FRAMES	Not in good condition or weathertight.	30 day(s)
105 UNSAFE STRUCTURE OR STRUCTURE UNFIT FOR HUMAN OCCUPANCY	Any structure which is unfit for occupancy due to lack of maintenance, sanitary condition, danger of structural collapse or is open and vacant shall be placarded as unsafe for occupancy and shall be made compliant according to the subsections of this code.	7 day(s)

CODE	DESCRIPTION	CORRECT VIOLATION WITHIN
603.1 MECHANICAL APPLIANCES	Improperly supported/maintained at several locations. Exterior Gas line not protected from potential impact in parking lot. (right side-kitchen access)	7 day(s)
23-46.1 NUISANCE STRUCTURE	Any structure which is vacant and unsecured from public entry, or deemed unsafe due to unsanitary condition, dilapidation, lack of required ventilation, illumination, sanitary or heating facilities.	7 day(s)
504.3 PLUMBING SYSTEM HAZARDS	Open sanitary sewer line.	7 day(s)



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INTERIOR INSPECTION REPORT

CASE NUMBER 12-01-PUB-00163 **RE** 1715 HARPERS RD
GPIN 24057861930000 VIRGINIA BEACH, VA 23454
DATE OF INSPECTION Jan 04, 2012
INSPECTOR R Haddick
OWNER NAME ATLANTIS MANAGEMENT INC
OWNER ADDRESS 1715 HARPERS RD, VIRGINIA BEACH, VA 23454-5304

CODE	DESCRIPTION	CORRECT VIOLATION WITHIN
305.2 STRUCTURAL MEMBERS	Multiple structural components improperly installed, damaged, and missing at numerous locations.	7 day(s)
305.3 INTERIOR SURFACES	Walls, ceilings, floorings not maintained. Cracked, damaged, missing etc.	30 day(s)
604.3 ELECTRICAL SYSTEM HAZARDS	Improper wiring and installation of fixtures/equipment; broken receptacles; missing/damaged receptacle plates; exposed conductors; inadequate supported devices; improper grounding in sub panel boxes; unused openings in sub panel box; improper overcurrent protection in sub panel box; metal not bonded in sub panel,; unsecured main breaker in sub panel; wires not protected through metal wall into office space; deteriorated, damaged, worn or otherwise defective wiring, equipment and appliances; kitchen sub-panel used as main panel, etc.	7 day(s)
603.1 MECHANICAL APPLIANCES	Verification of exhaust & exhaust fan clearances and make-up air required; deck oven does not meet clearances; separation of frier from grill; no on/off controls for make-up air; no hinge on exhaust fan; improper protection on condensor units; improper enclosures on plenum boxes; no verification for walk-in boxes condensation lines; freezer light work box is ice covered; no door heater on walk in boxes improperly sealed-exposed wood is unsanitary; improper installation and maintenance of cooking equipment; improper drain line discharges.	7 day(s)
505.4 WATER HEATING FACILITIES	Discharge pipe missing on water heater.	30 day(s)