

**NOTICE AND ORDER TO ABATE VIOLATION OF CODE
International Property Maintenance Violation Report Form NOV-2**

This Notice and Order is being issued pursuant to Section 107 of the International Property Maintenance Code (IMPC) informing you that the undersigned code official has grounds to believe the property described below is in violation of one or more building, fire or life safety codes.

Property Address:	Tax Map, Parcel Number	Owner
Date of Inspection:	Time of Inspection:	By Officer(s):
If other officers/ agencies were in attendance, list:		
The following code violations were found:		
Code section #	Findings of fact showing non-compliance	What is required under code section
1		
2		
3		
4		
5		
6		

I, the undersigned Codes Officer, _____, find the above structure
(check all that apply)

- Is in imminent danger of failure or collapse and endangers life.**
- Has fallen and its life is endangered by the occupation of the structure.**
- Poses an actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials.**

- Houses the operation of defective or dangerous equipment.**

- Unsafe**, that is, a structure that is dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing the minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

- Unfit for human occupancy**, that is, unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by the code or because of the location of the structure constitutes a hazard to the occupants or to the public.

- Unlawful**, that is, occupied by more people than permitted under the code or otherwise not compliant with applicable codes.

- Vacant and unfit for human habitation and is not in danger of structural collapse.**

- Unsafe and is reasonably capable of being repaired.**

- Unsafe and shall be demolished and removed.**
 - The structure is so old, dilapidated or become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy AND it is unreasonable to repair the structure; or

 - Normal construction has ceased for a period of more than 2 years.

YOU ARE HEREBY ORDERED TO: (only those checked below apply)

- Take corrective action on or before the deadline listed on page one.
 - Apply for a permit by ____/____/____.

- Apply for a demolition permit.
All permits required for demolition shall be secured and demolition activity shall begin by **noon on _____, 200**. The demolition work and

the proper removal of all material and debris shall be completed no later than **5:00 p.m. on _____, 200_____**.

If, during the demolition process hazard material such as asbestos is discovered the debris must be disposed of at a hazard waste facility in accordance with all local, State, and Federal laws.

For the purpose of the above, the Building Official has estimated the physical value of the subject building or structure in its present, uninhabitable condition to be no greater than \$ _____, including salvage value.

- Vacate the structure:** If the action required herein is not commenced within or completed by the time specified, the building must remain vacated until the work is completed and the Building Official may cause the work to be done and all costs incurred charged against the property or the owner of record.

NOTICE OF YOUR RIGHT TO APPEAL: Any person having a legal interest in the property may appeal the findings and Order contained herein to the City of Franklin's Board of Adjustments and Appeals. Such appeal shall be in writing and shall be filed with the Building Official **within 30 days** from the date of this Notice. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

Gary Luffman, Codes Official
City of Franklin, Tennessee

NOTE: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. IMPC, Section 107.5.
