

City of Madison

CODE ENFORCEMENT

Worksheet

DUE DATE 06/23/2019

REVIEW DATE 06/29/2019

0709-204-2038-1

109 Merlham DR		. INSP	CASE NBR	CASE TYPE		
Madison, WI 53705			Wise, David	CB2019-126-03382	Complaint	
other and the second	NAME OF PERSON	TO CONTACT, E	ГС.	EMP DATE	ACTIVITY	
REMARKS WATER DAMAGE FROM SEEPAGE ON CEILING BY BAY WI MAY BE MOLDING, STRONG ANIMAL SMELL; ANTS; PEEL INTERIOR AND EXTERIOR PAINT.				Inspections 05/06/2019 - Open Status DSW - 05/09/2019 - Official Notice DSW - 06/27/2019 - No Fee Reinspection		
DEAN, HANSI 38 CONANT RD WESTON, MA 02493 CC 1: DEAN, HANSI 38 CONANT RD WESTON, MA 02 CC 2:		493				
05/09/2019 06/27/2019	Deadbolt locks m window ventilatio faucet leaking, wi prop, open electri basement, missin other related main Items #1,2,5,6,11 i management) will by next week and Item #11 will then date(8/25/19). Item installed but no si	issing on front a n locks missing, ndows not stayir ical junction box g smoke, CO in I ntenance needed ncomplete. Mari- have items #1,2 contact CMS for be extended to I ns #2,6: deadbolt	toilet running, ng open w/o ces in basement, . o(CCL ,5,6 completed reinspection. LTO due	Workflow 05/06/2019 - Is AJK - 05/15/2019 - Is Due Date - 06/23/2	ssued Abatement	

Printed6/28/2019 8:42:18AM

From: Building Inspection Division
215 Martin Luther King Jr. Blvd.
P.O. Box 2984

Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City
Ordinances are being violated.

Property Located At:

109 MERLHAM DRIVE

OWNER:

HANSI DEAN 38 CONANT RD WESTON MA 02493

Item Violating No. Section No.		CORRECTIONS REQUIRED		
		109 MERLHAM DRIVE		
		COMPLAINT INSPECTION		
	NOTE:	ENCLOSED ARE 2 SEPARATE NOTICES WITH 2 DIFFERENT DUE DATES.		
		SHORTER TERM NOTICE		
1.	27.05(2)(h)5*.	Install ventilation locks on all windows throughout the house where they are missing. The vent locks must allow the windows to be locked between one (1) to five (5) inches when they are in the open position. The ventilating bolts or locks shall be removable to permit the windows to be fully opened from inside of the dwelling. Track pins or rods cut to the appropriate length are acceptable.		
(27.05(2)(h)3*	Install a dead bolt lock on the front door. The dead bolt lock shall have a minimum 1 inch throw, and be openable with a key from the exterior and a knob on the interior side of the door. The deadbolt lock strike plate shall be installed with a minimum 2½ inch screws.		
3.	27.05(2)(j) 6/21/14	Eliminate the water leak from the base of the bathroom sink faucet.		
4.	27.05(2)(j) 6/27/19	Take whatever steps necessary to repair the toilet. The toilet fill valve is running constantly.		

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OWNER:

Item No.	Violating Section No.	CORRECTIONS REQUIRED
5.	27.05(2)(h)*	Repair all windows that do not stay open in the position that they are initially placed. Windows need to be able to maintain the position they are placed and be able to stay in any 'open' position without the use of a prop. This shall include, but is not limited to, the bay windows in the kitchen and dining room. 6/27 (No Alwy, w. bays, center Kitchen)
6.	27.05(2)(h)3*	Install a dead bolt lock on the rear door between the dwelling unit and the garage. The dead bolt shall have a minimum 1 inch throw, and be openable with a key from the exterior and a knob on the interior side of the door. The deadbolt strike plate shall be installed with a minimum 2½ inch screws.
7.	27.05(2)(g)1 4 /27	Install the missing drop ceiling tiles in the basement.
(27.04(2)(g)	Install all missing electrical junction box covers throughout the basement. Electrical junction box covers are missing in several locations above the drop ceiling.
9.	SPS328.02 SPS328.04	Wisconsin Statutes now require the installation of Carbon Monoxide Detectors in existing buildings with 1 or 2 dwelling or sleeping units with a fuel burning appliance.
· *•		Install an approved carbon monoxide detector in the basement.
	NOTE:	There are no restrictions on height installation or power source. You may use hard-wired, battery, or plug-in detectors and install them at any height.

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109 MERLHAM DRIVE

HANSI DEA

HANSI DEAN 38 CONANT RD WESTON MA 02493

Item No.	Violating Section No.	CORRECTIONS REQUIRED		
	DEFINITIONS:	Fuel-burning appliance – a device that is installed in a building and burns fossil-fuel or carbon based fuel, where carbon monoxide is a combustion by-product, including: stoves, ovens, grills, clothes dryers, furnaces, boilers, water heaters, heaters, fireplaces, and stoves.		
10.	27.05(2)(w)*	Install an approved smoke alarm in the basement.		
-,	NOTE: 6/27/19	Effective August 15, 2009, all smoke alarms in residential buildings shall be powered by a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of ten years. Any smoke alarms that become inoperable before August 15, 2009 shall be replaced with smoke alarms meeting these requirements.		
11.	27.05(2)(g)1 27.05(2)(g)2	Restore the ¾ hour fire rated wall separating the attached garage from the dwelling unit. The ¾ hour fire rated wall shall extend from the concrete foundation to the bottom of the roof deck.		

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tem Vo.	Violating Section No.	CORRECTIONS REQUIRED			
•		This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Building Inspection Division may issue citation(s), and/or refer the situation to the City Attorney's Office. The Building Inspection Division is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions			
		or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.			
- -	NOTE:	Any items on this notice not corrected by the due date may be subject to rent abatement claims. The items marked by the asterisks (*) are, in this department's judgment, the most likely to actually result in an award. Actual abatement, if applied for, will be determined by a Hearing Examiner.			
		THE APPLICATION FOR AND GRANTING OF AN EXTENSION OF TIME TO COMPLETE REPAIRS WILL NOT STOP THE RENT ABATEMENT PROCESS. ABATEMENT, IF APPLICABLE, WILL BE BASED ON YOUR ORIGINAL DUE DATE.			

YOU ARE RESPONSIBLE FOR CONTACTING THE ASSIGNED INSPECTOR <u>BEFORE THE DUE DATE</u> TO SET UP AN APPOINTMENT <u>FOR ANY INTERIOR REINSPECTIONS</u>.

FAILURE TO ARRANGE A REQUIRED INTERIOR REINSPECTION BEFORE THE DUE DATE MAY CAUSE A REINSPECTION TO RESULT IN NO ENTRY OR NON COMPLIANCE. THE MADISON GENERAL ORDINANCES REQUIRE ATTEMPTS RESULTING IN NO ENTRY TO BE BILLED AT \$35.00 AND EACH AND ANY REINSPECTIONS THAT DO NOT RESULT IN FULL COMPLIANCE TO BE BILLED AT \$75.00 EACH.

The inspector ca	n be contacted by	phone at 608-266	-4834 or by	email at dwise@cityofn	nadison.com
Inspected by:	David Wise		5-9-2019	Date Issued:	

The violations shall be corrected on or before:

June 23, 2019

Code Enforcement	Officer:	
1		

Any person violating any provision of the City Ordinances enforced by the Building Inspection Division is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE BUILDING INSPECTION DIRECTOR IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.