

AP # 11600

City of Beaufort Department of Planning and Community Development  
Post Office Drawer 1167  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011 / Fax (843) 986-5606  
Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

See back of application  
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 09/24/2014)

Application #: HR15-17 Date Received: 5-26-15 Zoning District: GR  
Beaufort County 1997 Historic Survey Listing: U-13-1344

Property Address: 1310 WASHINGTON STREET  
Applicant: ELIJAH SEABROOK, JR. Phone: (718) 493-7529  
Applicant's Address: 1014 PARK PLACE, APT 2A, BROOKLYN, NY 11213  
Property Owner: ELIJAH SEABROOK, JR. Phone: (718) 493-7529  
Owner's Address: 1014 PARK PLACE, APT 2A, BROOKLYN, NY 11213  
Architect: NONE Phone: \_\_\_\_\_  
Architect's Address: \_\_\_\_\_

**REQUEST FOR:**  Conceptual Review  Preliminary Review  Bailey Bill Approval\*  
 Final Approval  Change After Certification  
*\*Requires a Bailey Bill-Part A Preliminary Review Application Form*

**NATURE OF WORK:** (Check All That Apply)  
 Color changes  Alterations, Additions  Other: \_\_\_\_\_  
 New Construction  Primary Structure  Secondary Structure  
 ~~Minor/Major Demolition or Relocation~~

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION:** (Refer to Appropriate Checklists for Requirements)

Photographs  Floor/Roof Plans  Color Sample  Elevation Drawings  
 Site Plan/Plat  Detail Drawing  Material Sample  Model/Context Imagery  
 Part A Preliminary Review Form for a Rehabilitated Historic Property

**EXPLANATION AND DESCRIPTION OF WORK** (if requesting Bailey Bill Approval, may leave blank):

STRUCTURE IS FALLING DUE TO GENERAL DECAY. NO ONE HAS LIVED IN HOUSE FOR 18 YEARS.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to [www.cityofbeaufort.org](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal Requirements:** 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: Elijah Seabrook, Jr. DATE: May 19, 2015  
APPLICANT'S SIGNATURE: Elijah Seabrook, Jr. DATE: May 19, 2015

**BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form  
State Historic Preservation Office  
South Carolina Department of Archives and History  
Columbia, SC

Site Number: **U- 13 - 1344**  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Reconnaissance Level

Historic name(s): \_\_\_\_\_ Map Ref.: BFT.09 (TL) Tax Number: R120 004 000 0349 0000  
Common name(s): \_\_\_\_\_ City Block Ref.: 103 Island: Port Royal Is.  
Address/location: **1310 Washington St.** City/Vicinity of (vic.) Beaufort  
Date: 1910 Alteration date: ca. 1970  
Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown  
Category:  1. building  2. site  3. structure  4. object  
Historic use(s): single dwelling Current uses: single dwelling  
Notes: Rectangular 1 story frame dwelling w/lateral gable roof

National Register Status: \_\_\_\_\_ Date: 12/17/69 Listing Name: Beaufort Historic District NRIS # 69000159  
National Register Historic District (NHL, 11/73)

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: \_\_\_\_\_ Name: \_\_\_\_\_

Previous Survey: \_\_\_\_\_ Reference: \_\_\_\_\_ Notes: \_\_\_\_\_  
 H.A.B.S.  Other  
 Feiss-Wright (1969)  
 Historic Resources of the Lowcountry (1979)  
 Milner Historic District Inventory (1979)  
 A Guide to Historic Beaufort (1995 ed.)

Photograph:



Photographs:  
 prints  
 slides  
 negatives

Date: 8/1/97 Recorder: D. Schneider, Historic Beaufort Fdn. Roll # Neg. View of: S-12 24 N facade & E elev., fac. SW

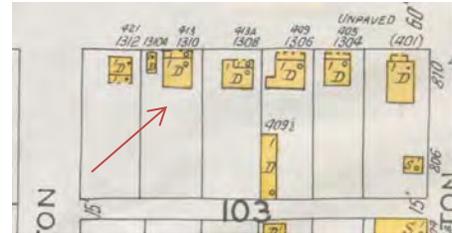
**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of July 8, 2015**

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**Case Number:** HR 15-17  
**Property Address:** 1310 Washington Street  
**Applicant:** Elijah Seabrook, Jr.  
**Type of Request:** Demolition (Final Review)  
**Zoning:** GR – General Residential

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**Historical:** 1310 Washington Street is located in the Historic District. It is listed as contributing in the *Beaufort County Historic Sites Survey*, circa 1910. However it does not appear on the 1912 Sanborn map. It first appears on the 1924 map and is shown in the same configuration on the 1958 map (right). Since 1958 it has undergone alterations including asbestos siding and a rear addition. In more recent history the front porch has been removed due to collapse.



**Background:** **The owner requests final approval for demolition of this structure.** The city has been actively working with the property owner for over 5 years to find a solution for this structure. It has been vacant and deteriorating for at least 10 years.

**Public Notice:** A Public Hearing Notice was published in the *Beaufort Gazette* on June 23 . The property was posted on June 22. Letters to adjacent property owners were mailed on June 26.

**Zoning Issues:** **GR – General Residential**

**Design Issues:**

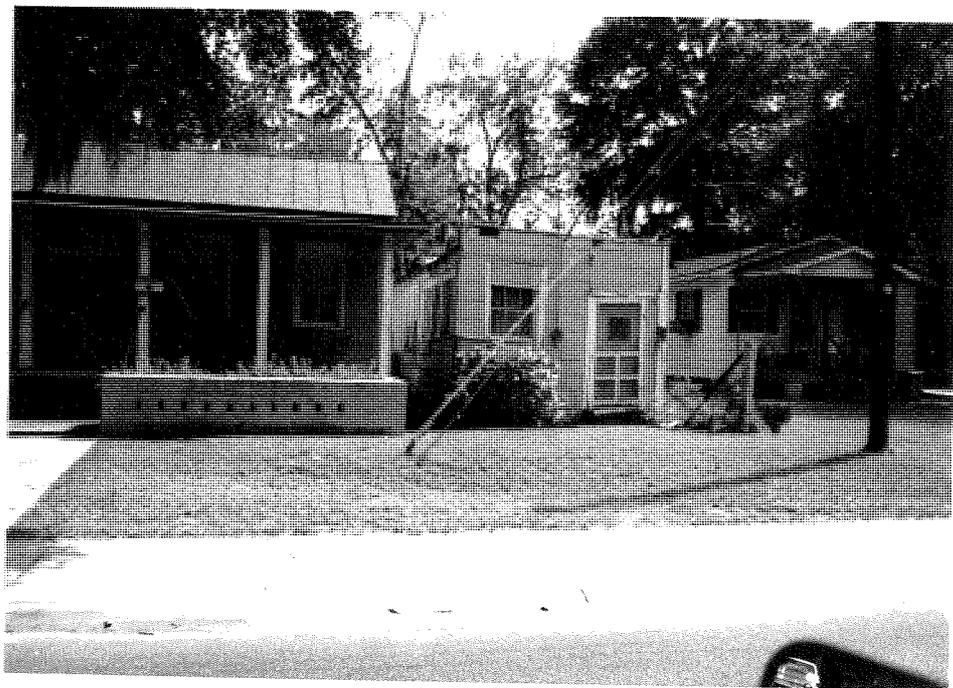
- This cottage is listed as contributing due to its age and configuration as a traditional freedman’s cottage house type.
- It is not unique in its architecture but rather one of a number of this typology in this area.
- While it is unfortunate to lose a piece of history, this structure is having a negative contribution on the rest of the block and neighborhood. The three adjacent parcels to the east are vacant and will likely remain that way with a dilapidated structure next door.

**Staff Recommendation: Final approval as submitted.**







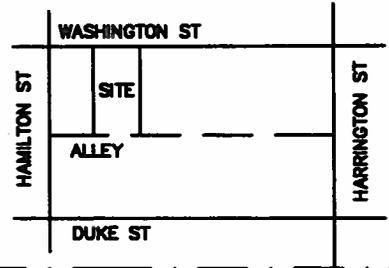




**GASQUE & ASSOCIATES INC.**

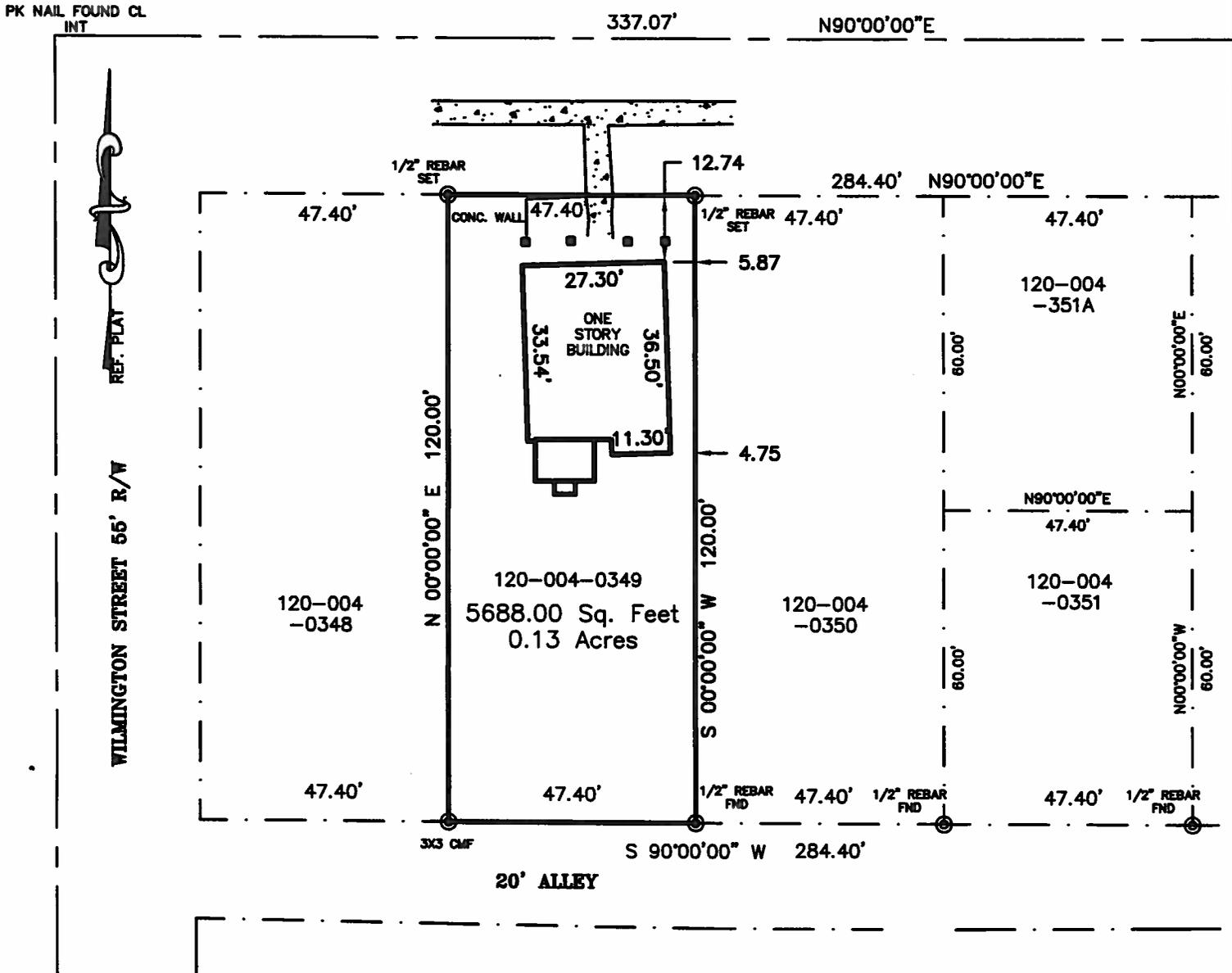
**LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
 P.O. BOX 1363, BEAUFORT, S.C.  
 PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

**WASHINGTON STREET 60' R/W**



ASBUILT SURVEY PREPARED FOR  
**ELIJAH SEABROOK, JR.**

BEING A PORTION OF BLOCK 103 AS SHOWN ON A PLAT OF THE TOWN OF BEAUFORT  
 MADE BY THE U.S. DIRECT TAX COMMISSIONER FOR THE DISTRICT OF SOUTH CAROLINA.  
 TAX MAP #120-004-0349  
 LOCATED IN THE CITY OF BEAUFORT, SOUTH CAROLINA

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR  
 NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR  
 ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.  
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT  
 THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION  
 MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM.-PANEL  
 NUMBER 450026 0005 D. DATED 9/29/86

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY  
 RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO ELIJAH SEABROOK, JR. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE  
 SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE  
 OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE  
 IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE  
 ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=30'

DATE: 05/22/15

DAVID E. GASQUE, R.L.S. JOB # 43262  
 S.C. REGISTRATION NUMBER 10506 FB#868/CBG DSGN#5  
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY  
 AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

CITY OF BEAUFORT

Vacant & Abandoned Structures - Minimum Property Maintenance Standards

Visual Inspection of: 1310 Washington Street

Date: 24 July 2013

X	Lot to be free of debris. (per IMPC 308.1)
X	Grass kept mown, at 6" Maximum. (per IMPC 302.4)
X	Remove all vegetation growing on/touching the structure. (per IMPC 302.4)
	Remove any above-ground storage tanks (ex. Kerosene tanks) (per IMPC 308.1)
	Roof must be watertight, free from debris. (limbs, leaves, etc.) (per IMPC 304.7)
	Doors and Windows: must be secure. If broken, replace glass or cover with plywood to fit within existing frame, painted grey. (per IMPC 304.6, 304.13)
	Insect screens must be intact or removed. (per IMPC 304.14)
X	Siding must be intact, free from holes/gapes; any replacement siding must match original in material and paint color. Contact the Planning Department to discuss the level of siding repair necessary. (per IMPC 304.6)
X	Paint: siding, doors, window frames, cornices and other architectural elements must be painted; no peeling, flaking or chipped paint. (per IMPC 304.2)
X	Unsafe/collapsing building additions must be removed. Contact the City Planning Department first for approval. Secure any openings left in the building with plywood painted the same color as the dwelling. (per IMPC 304.1.1, 304.4, 304.10, 305.1.1)
X	Porches, stairs and handrails must be maintained in a structurally sound condition and in good repair and capable of support imposed loads. Contact the City Planning Department before removing any porches, stairs, or railings. (per IMPC 304.10, 304.12)
X	Building must have address number (3-4") plainly visible from the street. (per IMPC 304.3)
	Provide termite treatment (recommended). (per IMPC 309.1)
	Have SCE&G remove the electric meter. (per IMPC 108.2.1)
X	Post property with "No Trespassing" sign. (per IMPC 108.2)
	For buildings in very poor condition, recommend having a licensed structural engineer experienced in working with historic structures provide a report and recommendations for proper stabilization.

Notes: 1) Debris found in front yard and beneath structure, 2) North, East and West lawns overgrown, 3) plant material found growing on East and West facades of structure, 4) Upper, left portion of North façade damaged and covered by plywood, portion of West facade damaged near rear of structure, 5) Paint is worn, chipped and peeling throughout exterior, 6) South facade porch roof has collapsed and rubbish pile remains, 7) address placard is not visible from street, 8) No such sign is visible on the property



City of Beaufort  
Fire Department  
Fire Marshal/Code Enforcement  
1911 Boundary Street  
Beaufort, SC 29902-4449  
(843) 322-7915 Business  
(843) 986-5606 Fax



William A. Prokop, City Manager

Sammy Negron, Fire Chief

May, 27, 2015

Historic Review Board and  
City of Beaufort Planning Department  
1911 Boundary Street  
Beaufort, SC 29902  
1310 Washington Street – Beaufort, SC

Dear Committee:

Our office conducted a site inspection of this property. The recommendation for demolition to proceed on the grounds that:

1. There are nine code violations of the adopted IMPC. Most of which cover structural deterioration as observed from the exterior.
2. Since access to the interior is unavailable, the conditions within must be assumed to be in poor condition with typical mold, insect, and rodent infestations.
3. Plumbing and electrical system deterioration is another aspect that cannot be ascertained from the outside but must be considered to be decayed well beyond serviceable condition, with the building being vacant for nearly two decades.
4. The structure presents a greater potential for criminal activity and intentional fire, just by its nature as an unoccupied building. This constitutes a risk to public safety; although not at an alarming level –it still is an increased risk to the neighborhood over what a vacant lot would be, and more still over an occupied structure.
5. Further inaction will only increase the risk and decay in the above mentioned items.

This letter is not to be construed as a demolition permit, or substitute for any permit or certificate required by the City of Beaufort Building Code Official.

Respectfully Submitted,

Stephen Baske, CFI-II  
Fire Marshal  
City of Beaufort  
Fire Department  
1911 Boundary Street  
Beaufort, SC 29902-4449  
(843) 322-7915 Business



DATE 3/9/15  
 TIME 3:30 pm



**CITY OF BEAUFORT  
 FIRE & CODE ENFORCEMENT**

1911 Boundary Street  
 BEAUFORT, SC 29902  
 (843) 322-7965 FAX (843) 986-5606  
 Citycodes@cityofbeaufort.org

ADDRESS: 1310 Washington St.  
 PROPERTY OWNER: Elyah Seabrook  
 SINGLE:  DOUBLE:  MULTI-UNIT #      OF UNITS

POINT OF INSPECTION	COMPLIES		COMMENT AND CORRECTIVE ACTION REQUIRED TO COMPLY
	YES	NO	

**EXTERIOR PROPERTY AREAS**

Sanitation IPMC 302.1		<input checked="" type="checkbox"/>	Maintained in a clean, safe and sanitary condition.
Grading and Drainage IPMC 302.2	<input checked="" type="checkbox"/>		Graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water.
Sidewalks and Driveways IPMC 302.3	<input checked="" type="checkbox"/>		Free from weeds in walking area: No tripping hazards (deviation of elevation of 1" or more).
Weeds IPMC 302.4		<input checked="" type="checkbox"/>	Maintained free from weeds or plant growth in excess of 10" in height.
Rodent Harborage IPMC 302.5		<input checked="" type="checkbox"/>	Kept free from rodent harborage and infestation.
Exhaust Vents IPMC 302.6		N/A	Shall not discharge wastes directly upon abutting property or that of another tenant.
Accessory Structures IPMC 302.7		N/A	Sound and intact, fences securely attached to posts and standing.
Motor Vehicles IPMC 302.8	<input checked="" type="checkbox"/>		No inoperative or unlicensed motor vehicles.

**SWIMMING POOLS, SPAS AND HOT TUBS**

Swimming Pools IPMC 303.1		N/A	Maintained in a clean and sanitary condition and in good repair.
Enclosures IPMC 303.2		N/A	Fencing when required, self-closing and self-latching gates where required.

**EXTERIOR STRUCTURE**

General IPMC 304.1		<input checked="" type="checkbox"/>	Maintained in good repair.
Protective Treatment IPMC 304.2		<input checked="" type="checkbox"/>	Check for deteriorated paint, no flaking or peeling; check for rust or corrosion, no oxidation stains.
Premises Identification IPMC 304.3	<input checked="" type="checkbox"/>		Street address number posted with numerals at least 4" high, clearly visible from the street.
Structural Members IPMC 304.4		Unknown	Free from deterioration and capable of supporting dead and live loads.
Foundation Walls IPMC 304.5		N/A	Sound and intact, cracks greater than 1" must be repaired with like material. Cracks less than 1" seal in any approved manner.

IPMC 304.6	Exterior Walls	Free from holes, breaks and loose or rotting materials.	✓		
IPMC 304.7	Roofs and Drainage	Sound and intact, no loose or missing shingles or material. No signs of leakage or curling. Gutters and down spouts must be securely attached with no areas rotted or rusted through. Check for sign of water damage at the foundation or in the basement.	✓	✓	
IPMC 304.8	Decorative Features	Maintained in good repair and anchored or secured properly.	✓		
IPMC 304.9	Overhang Extensions	Maintained in good repair and anchored or secured properly. All exposed surfaces shall be protected and treated by paint or similar surface treatment.	✓		
IPMC 304.10	Stairways, Decks, Porches and Balconies	Sound and intact, no rotted wood, no flaking paint, no loose handrails or guards, no broken steps, anchored properly and capable of supporting the imposed loads.	✓		
IPMC 304.11	Chimneys and Towers	Maintained in good repair, protected by paint or similar surface treatment.	✓	N/A	
IPMC 304.12	Handrails and Guards	Sound and intact, no loose guards or broken steps.	✓	N/A	
IPMC 304.13	Windows	Sound and intact, easily operable, glazing intact, able to remain open by window hardware.	✓	N/A	
IPMC 304.14	Insect Screens	Must be provided where required, good condition-no holes or cuts, screen doors shall be self-closing.	✓	N/A	
IPMC 304.15	Doors	Sound and intact, easily operable, locks shall tightly secure the door.	✓	N/A	
IPMC 304.16	Basement Hatchways	Shall be maintained to prevent the entrance of rodents, rain and surface drainage water.	✓	N/A	
IPMC 304.17	Guards for Basement Windows	Operable basement windows shall be supplied with rodent shields or storm windows.	✓	N/A	
IPMC 304.18	Building Security	Doors providing access to a unit shall be equipped with a deadbolt lock readily operable from the egress side. A sliding bolt is not an acceptable deadbolt lock. Operable windows within 6" above ground level shall be equipped with a window sash locking device, Basement hatchways shall be secured.	✓	Boarded up	
<b>INTERIOR STRUCTURE</b>					
IPMC 305.1	General	Maintained in good repair, structurally sound and in sanitary condition.	✓	1A -	
IPMC 305.2	Structural Members	Structurally sound and capable of supporting the imposed loads.	✓	1A -	
IPMC 305.3	Interior Surfaces	Sound and intact, no holes, flaking paint, peeling wallpaper or cracked or loose plaster.	✓	1A -	

<b>Stairs and Walking Surfaces</b> IPMC 305.4			Sound and intact, handrails where required no loose guards or broken steps.
<b>Handrails and Guards</b> IPMC 305.5		X/A	Securely fastened in good condition and capable of supporting the imposed loads.
<b>Interior Doors</b> IPMC 305.6			Sound and intact, fully functionable and securely attached to jambs.

**HANDRAILS AND GUARDRAILS**

<b>General</b> IPMC 306.1		N/A	Handrails are required for interior and exterior stairs with 4 or more risers. Guards are required for open areas more than 30" above grade.
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**RUBBISH AND GARBAGE**

<b>Accumulation of Rubbish and Garbage</b> IPMC 307.1		N/A	Interior and exterior areas free of accumulation of rubbish and garbage shall be disposed of in approval containers. Refrigerators not in operation shall not be stored without first removing the doors.
<b>Disposal of Garbage</b> IPMC 307.3			Shall be disposed of in approved garbage containers. Containers shall be leak proof with close fitting lids.

**EXTERMINATION**

<b>Infestation</b> IPMC 308.1		OK	Free from insect and rodent infestation. Check for evidence of rodent droppings.
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**LIGHT**

<b>Habitable Spaces</b> IPMC 402.1			Every habitable space shall have out least one window of approved size facing directly to the outdoors or to a court.
<b>Common Halls and Stairways</b> IPMC 402.2		N/A	Lit in accordance with the Code. (60 watt bulb for each 200 S.F. of floor area)
<b>Other Spaces</b> IPMC 402.3			Provided with natural or artificial light to maintain safe and sanitary conditions.

**VENTILATION**

<b>Habitable Spaces</b> IPMC 403.1			Every habitable space shall have at least one openable window.
<b>Bathroom and Toilet Rooms</b> IPMC 403.2		N/A	Ventilation required, either a window or a mechanical ventilation system that discharges to the outdoors.
<b>Cooking Facilities</b> IPMC 403.3		N/A	Cooking not permitted in rooming or dormitory units, no cooking appliances(coffee pots and microwave ovens are not considered cooking appliances)
<b>Clothes Dryer Exhaust</b> IPMC 403.4			Independent or other exhaust systems in accordance with manufacturers instructions.

OCCUPANCY LIMITATIONS		
Minimum Room Widths IPMC 404.2	Habitable rooms, other than a kitchen, shall be no less than 7" in any dimension. A clear passageway no less than 3" is required in a kitchen.	
Minimum Ceiling Heights IPMC 404.3	Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of no less than 7".	
Room Requirements IPMC 404.4	Living rooms shall contain at least 120 s.f. bedrooms shall contain at least 70 s.f. every bedroom shall have access to a bathroom located in the same story or an adjacent story	
Over Crowding IPMC 404.5	Occupancy shall not endanger the life, health, safety or welfare of the occupants. Must be in conformance with the Borough Code.	
REQUIRED PLUMBING FACILITIES		
Dwelling Units IPMC 502.1	Bathub or shower, lavatory, water closet and kitchen sink required.	
TOILET ROOMS		
Privacy IPMC 503.1	Provide privacy and shall not be the only passageway to hall or to the exterior.	
PLUMBING SYSTEMS AND FIXTURES		
General IPMC 504.1	Free from leaks, obstructions and defects. Maintained in a safe and sanitary condition.	
WATER SYSTEM		
General IPMC 505.1	Properly connected to public water system, hot & cold running water.	
Water Heating Facilities IPMC 505.4	Water heating facilities shall be properly installed and maintained. Gas-fired water heater is not permitted in a bathroom, bedroom or other occupied room unless adequate combustion air is provided. Check for adequate venting and pressure relief valve.	
SANITARY DRAINAGE SYSTEM		
General IPMC 506.1	Properly connected to public sewer system.	
Maintenance IPMC 506.2	Free from leaks, obstructions and defects	
HEATING FACILITIES		
Residential Occupancies IPMC 602.2	Provided with heating facilities capable of maintaining a room temperature of 68° F in all habitable rooms, bathrooms and toilet rooms. Cooking appliances cannot be used to provide required heating. Owner is required to supply heat to occupants.	

*5 W/K/M*

*W/K/M*

*W/K/M*

*W/M*

*W/M*

*W/M*

*Inaccessible*

<b>MECHANICAL EQUIPMENT</b>		
<b>Mechanical Appliances</b> IPMC 603.1		Properly installed and maintained in a safe working condition.
<b>Venting</b> IPMC 603.2	<i>VN King</i>	All fuel-operated appliances shall be connected to an approved chimney or vent (exception: those approved for unvented operation).
<b>ELECTRICAL SERVICE</b>		
<b>Service</b> IPMC 604.2	<i>NO SVCE</i>	Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 ampres. Check meter base, check service entrance cable for wear; check for cable detachment.
<b>ELECTRICAL EQUIPMENT</b>		
<b>Installation</b> IPMC 605.1		Properly installed and maintained in a safe and approved manner. No wires/cables exposed to physical damage. Proper connections in a junction box.
<b>Receptacles</b> IPMC 605.2	<i>NO SVCE</i>	Minimum of 2 receptacles per habitable space; minimum of 1 receptacle per bathroom; GFCI protected receptacles required within 6' of any sink, in a laundry area, unfinished basements or garages and exterior locations. Test with tester.
<b>ELEVATORS</b>		
<b>General</b> IPMC 606.1	<i>N/A</i>	Maintained in compliance with ASME A17.1, check for current certification of inspection.
<b>Operation</b> IPMC 606.2		At least one elevator shall be operable at all times.
<b>MEANS OF EGRESS</b>		
<b>General</b> IPMC 702.1		A safe, continuous and unobstructed path of travel is required from any point in the building to the public way.
<b>Locked Doors</b> IPMC 702.3	<i>Boarded UP</i>	Egress doors shall be readily operable from the egress side without the need for keys, special knowledge or effort.
<b>FIRE RESISTANCE RATINGS</b>		
<b>Fire Resistance-Rated Assemblies</b> IPMC 703.1	<i>✓</i>	The fire resistance ratings required for two and multi-family dwellings shall be in place and in good repair. A side by side two family dwelling unit will require a one hour rated wall from basement to roof line. Two or multi-family dwelling units above or below one another will require a one hour rated wall between the units. A one hour rated wall is required between an attached garage and the dwelling. There cannot be a door leading into a bedroom from an attached garage. A one hour rated wall is defined as 5/8" type X sheetrock or equivalent.

**FIRE PROTECTION SYSTEMS**

Interconnected smoke alarms are required: 1) Each bedroom, 2) Bedroom hallway, 3) Every other level, including basement and attic. Interconnection must be done in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Interconnection may be achieved by wired or wireless technology.

1

**SPECIAL NOTES - MISCELLANEOUS ISSUES**

Building vacant for extended period of time. Property is some what maintained by mowing. Extension detection continues as house lays vacant. House is secured from public entry.