



## NEIGHBORHOOD DEVELOPMENT

### COMMUNITY IMPROVEMENT DIVISION

**DATE:** April 22, 2022

**TO:** Assistant City Manager Davis

**FROM:** Troy D. Powell, Division Manager

*Troy D Powell*

**SUBJECT:** Blind Tiger (1819 Spring Garden St.) Update

The Housing & Neighborhood Development Department's Community Improvement Division was notified by the City Manager's Office that two critical incidents occurred at the Blind Tiger at 1819 Spring Garden Street. An immediate inspection was conducted on Monday April 18, 2022, pursuant to the City of Greensboro Safety Review Board procedures.

Code Compliance arranged an on-site inspection with Mark McCracken the Property Manager with Range Properties, LLC and Danny Foreman a Business Partner and Operator of the Blind Tiger, in which the owner/operators were cooperating with the requested inspection and provided consent through their attorney. Representatives from the Fire Marshal's Office, Greensboro Police Department, and NC Alcohol Law Enforcement accompanied Code Compliance during the inspection.

The inspection revealed numerous non-residential code violations, developing probable cause for an **Administrative Hearing to be scheduled for May 17, 2022 at 9:00 a.m. in the Code Compliance Office** of the Melvin Municipal Office Building located at 300 W. Washington St to discuss with the property owner, property manager, and owner/operators of the Blind Tiger the deficiencies identified as in violation of the Good Repair Ordinance (International Property Maintenance Code). At the conclusion of this hearing, an Order to Repair or Demolish is subject to be issued if all repairs are not made prior to the hearing date. The owner, parties in interest, and occupant of the building has been served with the Notice of Hearing, which list all deficiencies of the Good Repair Ordinance.

Deficiencies and Code Violations identified include, but are not limited to:

#### **Exterior Structure**

- Failure to maintain in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- Failure to maintain windows, skylight, door frames in sound condition, good repair, and weather tight

#### **Interior Structure**

- Code Violations in regards to the following areas:
  - Handrails and Guards, Interior Doors, Interior Surfaces
  - Unsafe Stairs and Unsafe Walls

- Significant Alterations without Permits or Plans Review
  - Relocation of Fire Alarm Panel leaving holes in the walls
  - New partition walls created, limiting fire escape
  - New doors created through a block wall
  - New egress door built in place of a roll up door
  - Parking outside the new egress door able to be blocked by parking vehicles
- Required Facilities to be maintained in a safe, sanitary, and working condition.
  - Public Toilet Facilities and Lavatories
- Electrical Facilities with Public Safety Hazards
  - Electrical System Hazards
  - Electrical Equipment Hazards
  - Receptacle Hazards
  - Duct System Vents Blocked or Covered
  - Electrical boxes open, Missing breakers creating electrocution hazards
  - Extension cords used in place of permanent wiring with piggyback surge protectors
- Fire and Public Safety Hazards
  - Stage Curtain Certification of Flame Retardant Not Available
  - Missing Fire Extinguishers as hidden or obstructed
  - Egress areas blocked by tables, chairs, storage, vent fan
  - Improper Markings of Fire Extinguisher Locations
  - Curtains covering egress doors