

# CASE OVERVIEW

**Case Type:** Interior & Exterior Structure (Chap 11-31) | **Case Title:** Interior & Exterior Structure (Chap 11-31)

**ID #** 22-006502 | **Started** December 12, 2022



## Address

2518 Grimsley St, Greensboro, NC USA 27403

## Legal

Pt 26 Patterson Sub

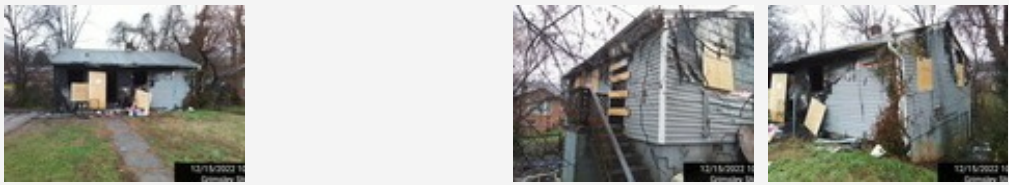
## Description

Fire case

## VIOLATIONS

### IPMC 304 Exterior Structure [304]

Reported by: Christie Holt on Dec 12, 2022 at 12:39 PM

Correction	Description	Priority
<b>General</b> 12/12/2022 at 12:39 PM <b>REQUIRED</b>	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	<b>Normal</b>
<b>Comments</b>		
<input type="checkbox"/> <b>Mark Wayman</b> , Code Compliance Division, Dec 15, 2022 at 11:11 AM Repair or replace all portions of the structure damaged by fire.		
		

### IPMC 305 Interior Structure [305]

Reported by: Christie Holt on Dec 12, 2022 at 12:39 PM

Correction	Description	Priority
<b>Responsibility</b> 12/15/2022 at 11:16 AM <b>REQUIRED</b>	The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.	<b>Normal</b>

**Responsibility**

12/15/2022 at 11:16 AM

**REQUIRED**

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that does not comply with the requirements of this chapter.

**Normal****Responsibility**

12/15/2022 at 11:17 AM

**REQUIRED**

The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

**Normal****Responsibility**

12/15/2022 at 11:17 AM

**REQUIRED**

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

**Normal****Responsibility**

12/15/2022 at 11:17 AM

**REQUIRED**

The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

**Normal****Unsafe Conditions - General**

12/12/2022 at 12:39 PM

**REQUIRED**

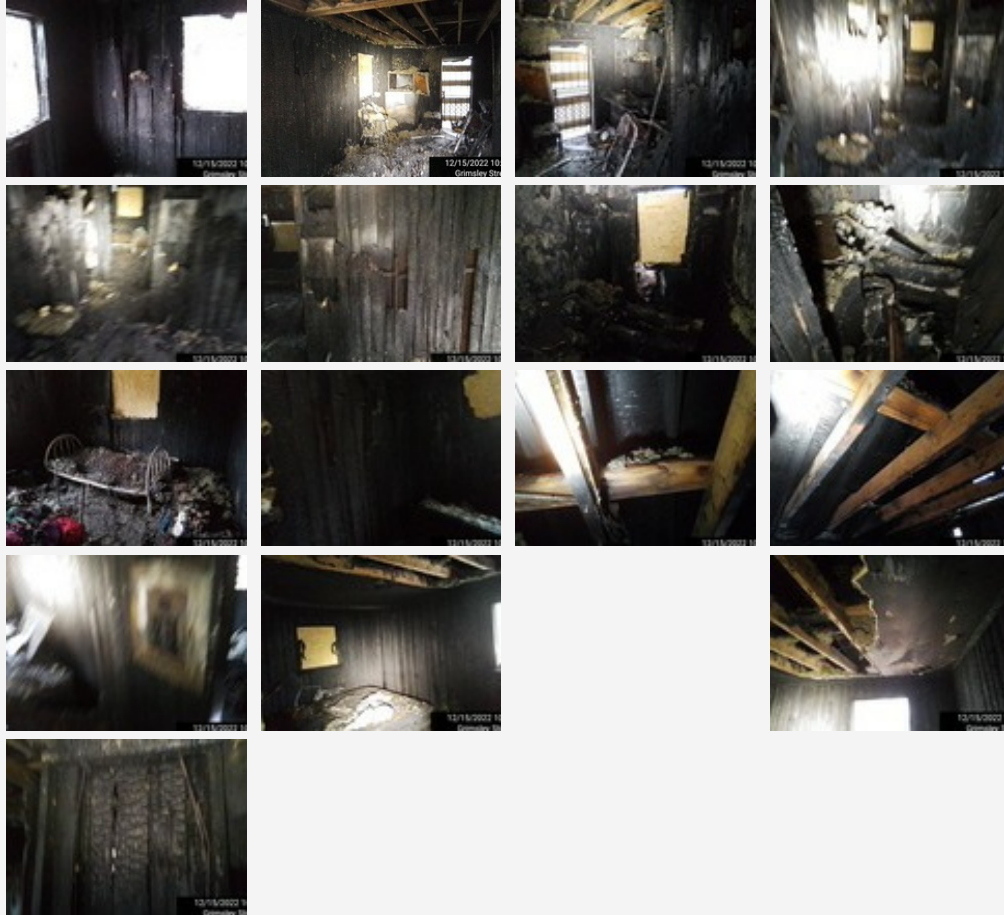
The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings.

**Normal**

## Comments

🗨 **Mark Wayman**, *Code Compliance Division*, Dec 15, 2022 at 11:14 AM

Dwelling had a major fire on 12/12/22 that affected all portions of the structural and finish portions of the interior. Everything from the floor up would need to be replaced to gain compliance.



### INSPECTIONS

### DATE & TIME

### STATUS

### HISTORY

\*Initial Inspection - Housing 12/15/2022 at 11:19 AM

Failed

ER/Verified Condemned

## GENERAL COMMENTS

☐ **Christie Holt**, Code Compliance Division, Dec 12, 2022 at 12:59 PM

We received information about a house fire at 2518 Grimsley in which fatalities are involved. The cause of the fire is still under investigation. Inspector will go to property after GFD has completed their investigation. We have made contact with the property owner who is cooperative with any investigation that is needed and will repair or demolish whatever the case will be once it is appropriate.

☐ **Mark Wayman**, Code Compliance Division, Dec 15, 2022 at 11:08 AM

Initial inspection done today with inspectors Beverly Love and Justin Kivette. The owner and his maintenance person met us there along with the owners insurance representatives. This 672 sq.ft. structure is a total loss. All elements of the dwelling from the floor up would need to be completely replaced to be in compliance. The owner said that it was his intent to demolish the home as soon as all concerned parties gave him the go ahead (Fire Dept, Insurance etc.) Bennett Boyles has spoken with contractor Tim Causey about demolishing it when the time comes. Attached are photos from today's inspection.

### Photos

