



## Roll Call Number

Agenda Item Number

34 A

Date May 8, 2023

### ABATEMENT OF PUBLIC NUISANCE AT 3416 4TH ST.

WHEREAS, the property located at 3416 4th St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure and the garage structure in their present condition constitute not only a menace to health and safety but are also public nuisances; and

WHEREAS, the Titleholders, Thomas J. Reed and Kimberly A. Reed, and Mortgage Holders, VisionBank of Iowa, Wells Fargo Bank NA and the Secretary of the Department of Housing and Urban Development, were notified more than thirty days ago to repair or demolish the main structure and garage structure and as of this date have failed to abate the nuisances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure and garage structure on the real estate legally described as Lot 8 in Block 24, in HIGHLAND PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 3416 4th St., have previously been declared public nuisances;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisances, and should the owner(s) fail to abate the nuisances, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structures.

Moved by \_\_\_\_\_ to adopt,  
Seconded by \_\_\_\_\_

FORM APPROVED:

Kristine Stone, Special Counsel  
Ahlers & Cooney, P.C.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

### CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk



34A

Timestamp  
Camera ENT



Network: Mar 24, 2023 at 10:44:32 AM CDT  
Des Moines

03-24-2023 10:44 AM



Timestamp  
Camera 3

Network: Mar 24, 2023 at 10:44:06 AM CDT  
Des Moines

03-24-2023 10:44 AM

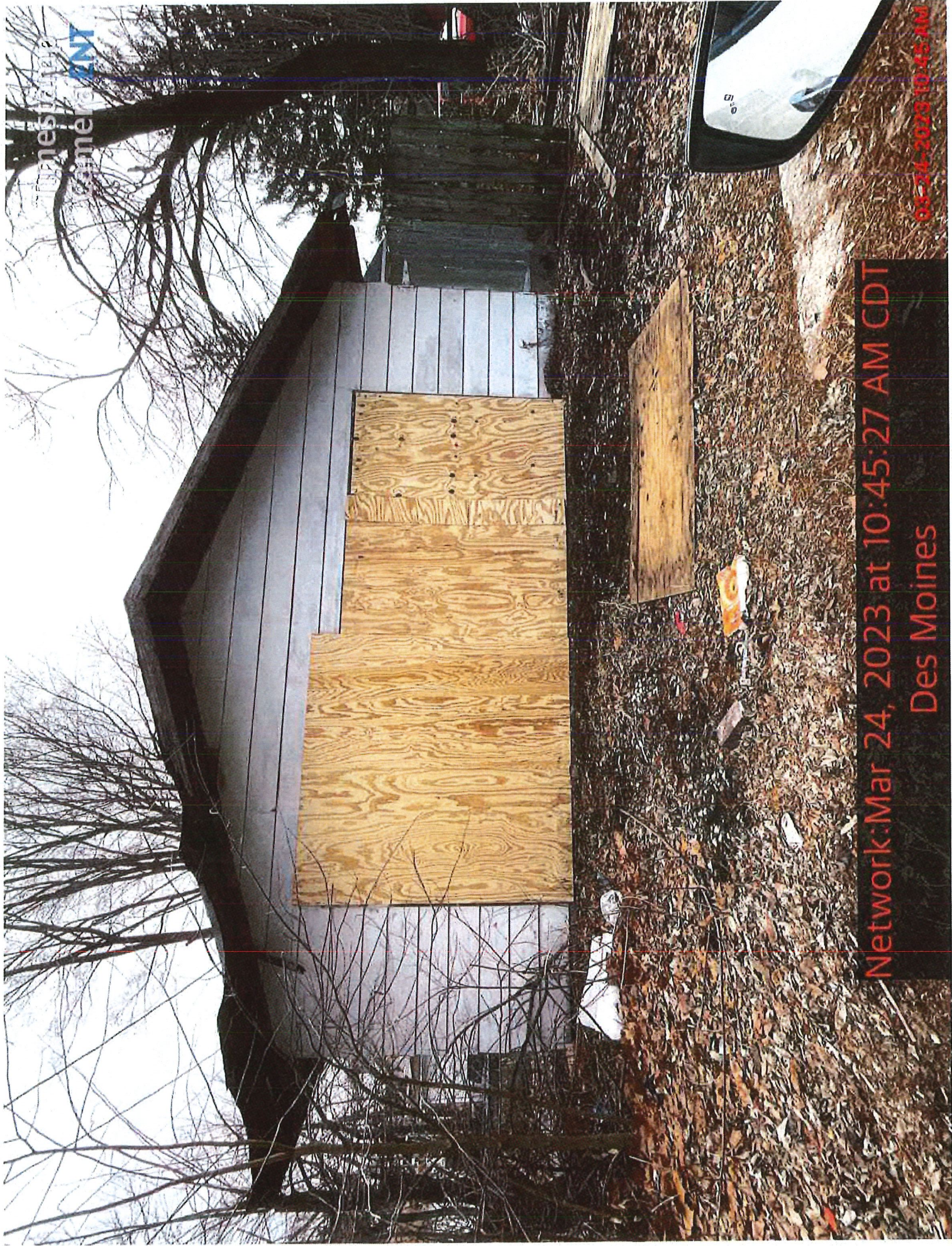


Timestamp  
Camera **EXT**

Network: Mar 24, 2023 at 10:45:37 AM CDT  
Des Moines

03-24-2023 10:45 AM





Network: Mar 24, 2023 at 10:45:27 AM CDT  
Des Moines

03-24-2023 10:45 AM



Timestamp  
Camera-ENT

Network: Mar 24, 2023 at 10:45:19 AM CDT  
Des Moines

03-24-2023 10:45 AM



Time Stamp  
Camera 1



Network: Mar 24, 2023 at 10:45:14 AM CDT  
Des Moines

03-24-2023 10:45 AM



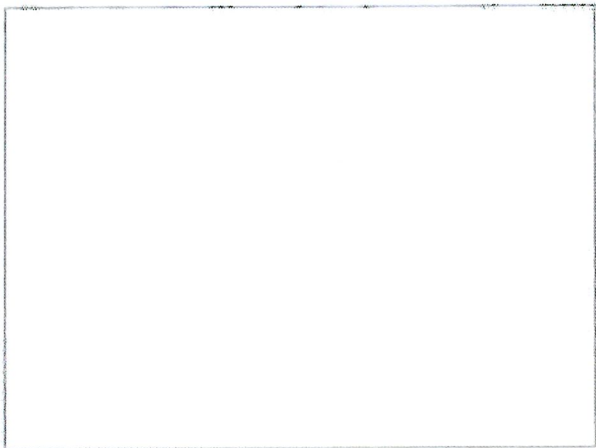
34A

**Polk County Assessor**111 Court Avenue #195  
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
<b>Address</b>	3416 4TH ST				
<b>City</b>	DES MOINES	<b>Zip</b>	50313	<b>Jurisdiction</b>	Des Moines
<b>District/Parcel</b>	070/02042-000-000	<b>Geoparcel</b>	7924-27-231-014	<b>Status</b>	Active
<b>School</b>	Des Moines	<b>Nbhd/Pocket</b>	DM82/Z	<b>Tax Authority Group</b>	DEM-C-DEM-77131
<b>Submarket</b>	Northwest Des Moines	<b>Appraiser</b>	Andrew Rand 515-286-3368		

**Map and Current Photos - 1 Record**

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2016-09-08 a

Historical Photos**Ownership - 2 Records**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	REED, THOMAS J	1986-06-24	5591/35
Title Holder	2	REED, KIMBERLY A		

**Legal Description and Mailing Address**

LOT 8 BLK 24 HIGHLAND PARK	THOMAS J REED 3416 4TH ST DES MOINES, IA 50313-4330
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**Current Values**

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$21,700	\$116,600	\$138,300

Market Adjusted Cost Report**Auditor Adjustments to Value**

Category	Name	Information
2021 Homestead Credit	REED, THOMAS J	Application #63054



### Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
N5	N5 Neighborhood District		Residential
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>			

#### Land

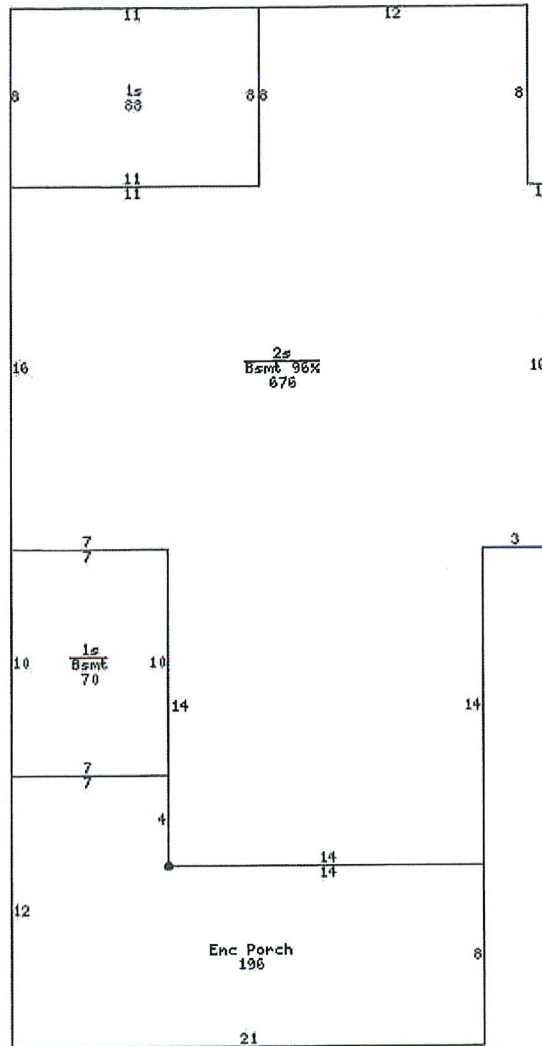
Square Feet	6,900	Acres	0.158	Frontage	50.0
Depth	138.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		

### Residences - 1 Record

#### Residence #1

Occupancy	Single Family	Residence Type	2 Stories	Building Style	Conventional
Year Built	1903	Number Families	1	Grade	4+05
Condition	Normal	Total Square Foot Living Area	1510	Main Living Area	834
Upper Living Area	676	Basement Area	719	Enclosed Porch Area	196
Foundation	Brick	Exterior Wall Type	Wood Siding	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100
Number Bathrooms	1	Number Toilet Rooms	1	Bedrooms	3
Rooms	7				





#### Detached Structures - 1 Record

##### Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	24	Measure 2	24	Story Height	1
Grade	4	Year Built	1995	Condition	Normal
Comment	ALLEY ACCESS				

#### Permits - 1 Record

Year	Type	Permit Status	Application	Reason	Reason1
1996	Permit	Complete	1995-04-12	Construction	GARAGE (576 sf) (Cost \$8,570)

#### Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	<u>Assessment Roll</u>	Residential	Full	\$21,700	\$116,600	\$138,300
2019	<u>Assessment Roll</u>	Residential	Full	\$19,400	\$103,000	\$122,400
2017	<u>Assessment Roll</u>	Residential	Full	\$17,600	\$95,400	\$113,000
2015	<u>Assessment Roll</u>	Residential	Full	\$15,900	\$86,100	\$102,000
2013	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$79,000	\$93,400
2011	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$78,600	\$93,000
2009	<u>Assessment Roll</u>	Residential	Full	\$16,300	\$84,700	\$101,000
2007	<u>Board Action</u>	Residential	Full	\$16,100	\$83,600	\$99,700



Yr	Type	Class	Kind	Land	Bldg	Total
2007	<u>Assessment Roll</u>	Residential	Full	\$16,100	\$98,500	\$114,600
2005	<u>Assessment Roll</u>	Residential	Full	\$17,000	\$76,200	\$93,200
2003	<u>Assessment Roll</u>	Residential	Full	\$14,400	\$64,090	\$78,490
2001	<u>Assessment Roll</u>	Residential	Full	\$10,870	\$46,270	\$57,140
1999	Assessment Roll	Residential	Full	\$8,520	\$52,860	\$61,380
1997	Assessment Roll	Residential	Full	\$7,980	\$49,490	\$57,470
1996	Assessment Roll	Residential	Full	\$7,050	\$43,740	\$50,790
1995	Assessment Roll	Residential	Full	\$7,050	\$35,410	\$42,460
1993	Assessment Roll	Residential	Full	\$6,100	\$30,640	\$36,740
1990	Assessment Roll	Residential	Full	\$6,100	\$26,700	\$32,800

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34A



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000133	
<b>Notice of Violation</b>	Case Type: Public Nuisance
	Case Opened: 06/09/2022
	Date of Notice: 01/31/2023
	Date of Inspection: 01/06/2023

SECRETARY OF HOUSING OF URBAN DEVELOPMENT  
US ATTORNEY GENERAL US DEPARTMENT OF JUSTICE  
950 PENNSYLVANIA AVE NW  
WASHINGTON DC 205300001

Address of Property: 3416 4TH ST, DES MOINES IA 50313  
Parcel Number: 792427231014

Legal Description: LOT 8 BLK 24 HIGHLAND PARK

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<b>60-191 - Vacation and Abatement</b> Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.	02/28/2023
<b>60-192(1) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	02/28/2023
<b>60-192(2) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	MAIN STRUCTURE THROUGHOUT  Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.  *OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>GARAGE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p>	02/28/2023



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>MAIN STRUCTURE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	<p>02/28/2023</p>



Violation	Corrective Action	Compliance Due Date
<b>60-192(5) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building or structure remaining on site after the demolition or destruction of the building or structure or whenever building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.	MAIN STRUCTURE THROUGHOUT  Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	02/28/2023
<b>60-192(6) - Unsafe and Dangerous Structure or Premise</b> Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	MAIN STRUCTURE THROUGHOUT  Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(9) - Unsafe and Dangerous Structure or Premise</b> Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.  *HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.  *HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.	02/28/2023
<b>60-192(10) - Unsafe and Dangerous Structure or Premise</b> Veneer, cornice, belt courses, corbels, rim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.  *HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(14) - Unsafe and Dangerous Structure or Premise</b> Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe equipment OR demolish the structure.	02/28/2023
<b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.  *REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.  *ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.	02/28/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-195 - Emergency Measures to Vacate</b> If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.	MAIN STRUCTURE THROUGHOUT  Immediately vacate the building or structure.	02/28/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.



Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', with a stylized, cursive script.

Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org





City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000133

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 06/09/2022  
Date of Notice: 01/31/2023  
Date of Inspection: 01/06/2023

SECRETARY OF HOUSING OF URBAN DEVELOPMENT  
HUD C/O ASSOCIATE GENERAL COUNSEL FOR LITIGATION O US DEPARTMENT OF HOUSING AND URBAN  
DEVELOPEMENT  
451 SEVENTH ST SW  
WASHINGTON DC 20410

Address of Property: **3416 4TH ST, DES MOINES IA 50313**  
Parcel Number: **792427231014**

Legal Description: **LOT 8 BLK 24 HIGHLAND PARK**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

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**VIOLATION(S)**

<b>Violation</b>	<b>Corrective Action</b>	<b>Compliance Due Date</b>
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Violation	Corrective Action	Compliance Due Date
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<b>60-192(2) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	MAIN STRUCTURE THROUGHOUT  Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.  *OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.	02/28/2023



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<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>GARAGE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p>	<p>02/28/2023</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(5) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building or structure remaining on site after the demolition or destruction of the building or structure or whenever building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.	MAIN STRUCTURE THROUGHOUT  Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	02/28/2023
<b>60-192(6) - Unsafe and Dangerous Structure or Premise</b> Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	MAIN STRUCTURE THROUGHOUT  Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(9) - Unsafe and Dangerous Structure or Premise</b> Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.  *HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.  *HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.	02/28/2023
<b>60-192(10) - Unsafe and Dangerous Structure or Premise</b> Veneer, cornice, belt courses, corbels, rim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.  *HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(14) - Unsafe and Dangerous Structure or Premise</b> Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe equipment OR demolish the structure.	02/28/2023
<b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.  *REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.  *ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.	02/28/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-195 - Emergency Measures to Vacate</b> If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.	MAIN STRUCTURE THROUGHOUT  Immediately vacate the building or structure.	02/28/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.



Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', with a stylized flourish at the end.

Kevin Pyles

Neighborhood Inspector

Neighborhood Services

602 Robert D. Ray Drive, Des Moines, IA 50309

(515) 283-4122

KEPyles@dmgov.org





**City of Des Moines**  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: **NUIS-2022-000133**

**Notice of  
Violation**

Case Type: **Public Nuisance**  
Case Opened: **06/09/2022**  
Date of Notice: **01/31/2023**  
Date of Inspection: **01/06/2023**

SECRETARY OF HOUSING OF URBAN DEVELOPMENT  
US ATTORNEY'S OFFICE FOR THE S UNITED STATES COURTHOUSE ANNEX  
110 E COURT AVE #286  
DES MOINES IA 50309

Address of Property: **3416 4TH ST, DES MOINES IA 50313**  
Parcel Number: **792427231014**

Legal Description: **LOT 8 BLK 24 HIGHLAND PARK**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

<b>Violation</b>	<b>Corrective Action</b>	<b>Compliance Due Date</b>
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Violation	Corrective Action	Compliance Due Date
<b>60-191 - Vacation and Abatement</b> Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.	02/28/2023
<b>60-192(1) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	02/28/2023
<b>60-192(2) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	MAIN STRUCTURE THROUGHOUT  Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.  *OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>GARAGE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p>	02/28/2023

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<b>60-192(5) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building or structure remaining on site after the demolition or destruction of the building or structure or whenever building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.	MAIN STRUCTURE THROUGHOUT  Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	02/28/2023
<b>60-192(6) - Unsafe and Dangerous Structure or Premise</b> Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	MAIN STRUCTURE THROUGHOUT  Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, . demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	02/28/2023

Violation	Corrective Action	Compliance Due Date
<b>60-192(9) - Unsafe and Dangerous Structure or Premise</b> Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.  *HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.  *HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.	02/28/2023
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Violation	Corrective Action	Compliance Due Date
<b>60-192(14) - Unsafe and Dangerous Structure or Premise</b> Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe equipment OR demolish the structure.	02/28/2023
<b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.  *REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.  *ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.	02/28/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	02/28/2023

Violation	Corrective Action	Compliance Due Date
<b>60-195 - Emergency Measures to Vacate</b> If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.	<b>MAIN STRUCTURE THROUGHOUT</b>  Immediately vacate the building or structure.	02/28/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

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If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.



Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', written in a cursive style.

Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org



City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000133

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 06/09/2022  
Date of Notice: 01/31/2023  
Date of Inspection: 01/06/2023

WELLS FARGO BANK NA  
CORPORATION SERVICE COMPANY, R.A.  
505 5TH AVE STE 729  
DES MOINES IA 50309

Address of Property: **3416 4TH ST, DES MOINES IA 50313**  
Parcel Number: **792427231014**

Legal Description: **LOT 8 BLK 24 HIGHLAND PARK**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

<b>Violation</b>	<b>Corrective Action</b>	<b>Compliance Due Date</b>
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Violation	Corrective Action	Compliance Due Date
<b>60-191 - Vacation and Abatement</b> Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.	02/28/2023
<b>60-192(1) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	02/28/2023
<b>60-192(2) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	MAIN STRUCTURE THROUGHOUT  Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.  *OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.	02/28/2023

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>GARAGE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p>	<p>02/28/2023</p>



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>MAIN STRUCTURE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	<p>02/28/2023</p>

Violation	Corrective Action	Compliance Due Date
<b>60-192(5) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building or structure remaining on site after the demolition or destruction of the building or structure or whenever building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.	MAIN STRUCTURE THROUGHOUT  Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	02/28/2023
<b>60-192(6) - Unsafe and Dangerous Structure or Premise</b> Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	MAIN STRUCTURE THROUGHOUT  Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(9) - Unsafe and Dangerous Structure or Premise</b> Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR,  repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.</p> <p>*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.</p> <p>*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.</p>	02/28/2023
<b>60-192(10) - Unsafe and Dangerous Structure or Premise</b> Veneer, cornice, belt courses, corbels, rim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all load effects.	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR,  demolish the structure after obtaining required demolition permit, OR,  repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	02/28/2023

Violation	Corrective Action	Compliance Due Date
<b>60-192(14) - Unsafe and Dangerous Structure or Premise</b> Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe equipment OR demolish the structure.	02/28/2023
<b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.  *REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.  *ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.	02/28/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-195 - Emergency Measures to Vacate</b> If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.	MAIN STRUCTURE THROUGHOUT  Immediately vacate the building or structure.	02/28/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', with a stylized flourish at the end.

Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org





**City of Des Moines**  
400 Robert D. Ray Drive  
Des Moines, IA 50309

**Case Number: NUIS-2022-000133**

**Notice of  
Violation**

**Case Type: Public Nuisance**  
**Case Opened: 06/09/2022**  
**Date of Notice: 01/31/2023**  
**Date of Inspection: 01/06/2023**

VISIONBANK OF IOWA- ATTN: PRESIDENT  
HEATHER MILLER  
104 CHESTNUT ST  
AMES IA 50010

**Address of Property: 3416 4TH ST, DES MOINES IA 50313**  
**Parcel Number: 792427231014**

**Legal Description: LOT 8 BLK 24 HIGHLAND PARK**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

<b>Violation</b>	<b>Corrective Action</b>	<b>Compliance Due Date</b>
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Violation	Corrective Action	Compliance Due Date
<b>60-191 - Vacation and Abatement</b> Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.	02/28/2023
<b>60-192(1) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	02/28/2023
<b>60-192(2) - Unsafe and Dangerous Structure or Premise</b> The building or structure, or part of a structure, because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	MAIN STRUCTURE THROUGHOUT  Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.  *OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>GARAGE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p> <p>*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT</p> <p>*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.</p>	<p>02/28/2023</p>

Violation	Corrective Action	Compliance Due Date
<p><b>60-192(3) - Unsafe and Dangerous Structure or Premise</b></p> <p>The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.</p>	<p><b>MAIN STRUCTURE THROUGHOUT</b></p> <p>Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.</p> <p>*FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.</p> <p>*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE</p> <p>*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.</p> <p>*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.</p>	<p>02/28/2023</p>



Violation	Corrective Action	Compliance Due Date
<b>60-192(5) - Unsafe and Dangerous Structure or Premise</b> Any portion of a building or structure remaining on site after the demolition or destruction of the building or structure or whenever building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.	MAIN STRUCTURE THROUGHOUT  Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.	02/28/2023
<b>60-192(6) - Unsafe and Dangerous Structure or Premise</b> Whenever the condition or maintenance of the premise creates a nuisance that endangers the health and safety of the residents or public.	MAIN STRUCTURE THROUGHOUT  Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	02/28/2023

Violation	Corrective Action	Compliance Due Date
<b>60-192(9) - Unsafe and Dangerous Structure or Premise</b> Siding and masonry joints, including joints between the building envelope and the perimeter of window, doors and skylights are not maintained weather resistance or watertight.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.  *HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.  *HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.	02/28/2023
<b>60-192(10) - Unsafe and Dangerous Structure or Premise</b> Veneer, cornice, belt courses, corbels, rim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.  *HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.	02/28/2023



Violation	Corrective Action	Compliance Due Date
<b>60-192(14) - Unsafe and Dangerous Structure or Premise</b> Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe equipment OR demolish the structure.	02/28/2023
<b>60-192(15) - Unsafe and Dangerous Structure or Premise</b> Exterior and interior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or broken and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load affects.	MAIN STRUCTURE THROUGHOUT  Repair or replace the unsafe or unlawful structure OR demolish the structure.  *REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.  *ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.	02/28/2023
<b>60-194 - Defacing and Removing Placard</b> No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	02/28/2023

Violation	Corrective Action	Compliance Due Date
<b>60-195 - Emergency Measures to Vacate</b> If one or more of the following exists, the administrator is hereby authorized and empowered to order and require the owner(s) and/or occupant(s) to vacate the premises immediately: (1) There is imminent danger of failure of collapse of a building or structure that endangers life; (2) Any structure or part of a structure has fallen and life is endangered by occupation of the structure; or (3) There is actual or potential danger to the building occupants or those in proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.	MAIN STRUCTURE THROUGHOUT  Immediately vacate the building or structure.	02/28/2023

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.



Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,

A handwritten signature in black ink, appearing to read 'Kevin Pyles', with a stylized flourish at the end.

Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org



Neighborhood Inspection Division Neighborhood Services

602 Robert D Ray Drive § Des Moines, Iowa 50309

Phone: (515) 283-4046

Web Site: <http://www.dmgov.org>

August 3, 2022

Zeller & Associates LC  
1227 NW 92<sup>nd</sup> St  
Clive IA 50325

RE: Public Nuisance Notice of Inspection 3416 4<sup>TH</sup> St, Des Moines IA 50313

Dear Sir/Madam:

Please serve the enclosed Public Nuisance Notice of Inspection on **Kimberly A Reed, 4047 Cambridge St, Des Moines IA 50313.**

Please invoice me directly at [jdhulse@dmgov.org](mailto:jdhulse@dmgov.org) and I will promptly pay. Please forward the notarized return of service to me via email or at City of Des Moines Neighborhood Inspection Division, Argonne Armory Attn: Jennifer Hulse; 602 Robert D Ray Dr., Des Moines IA 50309

Call me at (515) 283-4575 if you have any questions.

Sincerely,

Jennifer Hulse  
Neighborhood Inspection Assistant  
City of Des Moines  
602 Robert D Ray Drive  
Des Moines IA 50309  
(515) 283-4575  
[jdhulse@dmgov.org](mailto:jdhulse@dmgov.org)





City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000133

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 06/09/2022  
Date of Notice: 08/01/2022  
Date of Inspection: 06/09/2022

KIMBERLY A REED  
4047 CAMBRIDGE ST  
DES MOINES IA 50313

Address of Property: **3416 4TH ST, DES MOINES IA 50313**  
Parcel Number: **792427231014**  
Legal Description: **LOT 8 BLK 24 HIGHLAND PARK**

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.	09/13/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	09/13/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	09/13/2022
60-192(14) - Unsafe or dangerous structure	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the unsafe equipment OR demolish the structure.</p>	09/13/2022
60-192(15) - Unsafe or dangerous structure	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the unsafe or unlawful structure OR demolish the structure.</p> <p>*REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.</p> <p>*ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.</p>	09/13/2022



60-192(2) - Dangerous Structure or Premise  
- Walking Surface

MAIN STRUCTURE THROUGHOUT

09/13/2022

Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.

\*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

60-192(3) - Dangerous Structure or Premise  
- Damaged

GARAGE THROUGHOUT

09/13/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

\*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

\*REPLACE ANY DAMAGED ROOFING MATERIAL. PER CITY CODE SHINGLES LIMITED TO ONE LAYER. ANY STRUCTURAL REPAIRS WILL REQUIRE A PERMIT

\*REPLACE ALL DAMAGED ROOFING COMPONENTS BY BUILDING PERMIT REQUIRED IF REPLACING SHEETING.

\*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND WINDOWS.

60-192(3) - Dangerous Structure or Premise  
- Damaged

MAIN STRUCTURE THROUGHOUT

09/13/2022

Repair or replace any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

\*FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. BUILDING PERMIT MAY BE REQUIRED.

\*REPAIR AND REPLACE ANY AND ALL DAMAGED EXTERIOR DOORS AND DOOR JAMS AND MUST BE IN GOOD WORKING ORDER.

\*REPAIR AND REPLACE ANY AND ALL DAMAGED FLOORING THROUGHOUT THE STRUCTURE.

\*REPAIR OR REPLACE ALL DAMAGED OR MISSING DOORS AND OR JAMS AS NEEDED. OBTAIN FINAL ON PERMIT REQUIRED IF CHANGING OPENING SIZE

\*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. PERMIT REQUIRED IF CHANGING OPENING SIZE.

\*REPAIR OR REPLACE ALL DAMAGED WALL COMPONENTS, INCLUDING: FRAMING, SHEETING, AND COVERINGS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

60-192(5) - Dangerous Structure or Premise  
- Dilapidated or Deteriorated

MAIN STRUCTURE THROUGHOUT

09/13/2022

Repair or replace the building or structure, or part of a structure which is likely to partially or completely collapse because of dilapidation, deterioration, decay, faulty construction, the removal of movement of some portion of the ground necessary for the support, or for any other reason, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.



60-192(6) - Dangerous Structure or Premise - Unsafe	MAIN STRUCTURE THROUGHOUT  Vacate and secure any structure that is clearly unsafe for its use and occupancy, OR, demolish the structure after obtaining required permit, OR repair or replace the building or structure, or any portion thereof, that is clearly unsafe for its use and occupancy.	09/13/2022
60-192(9) - Dangerous Structure or Premise - Unsanitary, Unfit for Habitation	MAIN STRUCTURE THROUGHOUT  Vacate and secure the structure or premises, OR, repair, replace, and/or sanitize any building or structure determined to be unsanitary, unfit for human habitation, or in such a condition that it is likely to cause sickness or disease.  *HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.  *HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.	09/13/2022
60-194 - Defacing and Removing Placard	Replace or restore defaced or removed placard.	09/13/2022
60-195 - Emergency Measures to Vacate	MAIN STRUCTURE THROUGHOUT  Immediately vacate the building or structure.	09/13/2022

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If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the

Municipal Code of the City of Des Moines, Iowa.

**ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.** Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Kevin Pyles  
Neighborhood Inspector  
Neighborhood Services  
602 Robert D. Ray Drive, Des Moines, IA 50309  
(515) 283-4122  
KEPyles@dmgov.org





City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Case Number: NUIS-2022-000133

**Notice of  
Violation**

Case Type: Public Nuisance  
Case Opened: 06/09/2022  
Date of Notice: 08/01/2022  
Date of Inspection: 06/09/2022

THOMAS J REED  
4047 CAMBRIDGE ST  
DES MOINES IA 50313

Address of Property: 3416 4TH ST, DES MOINES IA 50313  
Parcel Number: 792427231014  
Legal Description: LOT 8 BLK 24 HIGHLAND PARK

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

**VIOLATION(S)**

Violation	Corrective Action	Compliance Due Date
60-191 - Vacation and Abatement	MAIN STRUCTURE THROUGHOUT  Vacate the structure until nuisance has been abated and is no longer declared a public nuisance.  *ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.	09/13/2022
60-192(1) - Dangerous Structure or Premise - Door, Stairway, Exit	MAIN STRUCTURE THROUGHOUT  Repair or replace any door, aisle, passageway, stairway, exit, or other means of egress that does not conform to the approved building or fire code.	09/13/2022

60-192(10) - Dangerous Structure or Premise - Lack of Sufficient Construction	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Vacate and secure the structure or premises, OR, demolish the structure after obtaining required demolition permit, OR, repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause that is a threat to life or health.</p> <p>*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.</p>	09/13/2022
60-192(14) - Unsafe or dangerous structure	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the unsafe equipment OR demolish the structure.</p>	09/13/2022
60-192(15) - Unsafe or dangerous structure	<p>MAIN STRUCTURE THROUGHOUT</p> <p>Repair or replace the unsafe or unlawful structure OR demolish the structure.</p> <p>*REPLACE/REPAIR DUCTWORK ON WATERHEATER BY LICENSED MECHANICAL CONTRACTOR, OBTAIN FINAL ON MECHANICAL PERMIT OR PROVIDE RECEIPT FROM LICENSED CONTRACTOR.</p> <p>*ANY UNSANITARY CONDITIONS SHOULD BE CORRECTED AND STRUCTURE CLEANED TO ENSURE HEALTH AND SAFETY OF OCCUPANTS BEFORE STRUCTURE IS REOCCUPIED.</p>	09/13/2022



60-192(2) - Dangerous Structure or Premise  
- Walking Surface

MAIN STRUCTURE THROUGHOUT

09/13/2022

Repair or replace walking surface of any aisle, passageway, stairway, exit, or other means of egress that is unsafe and does not provide safe and adequate means of egress.

\*OBTAIN FINAL ON PERMIT AND REPAIR OR REPLACE DAMAGE DECKING, RAILING, JOIST, BEAMS, HANDRAIL, AND STAIRS. PERMIT REQUIRED FOR REPLACEMENT OF ALL STRUCTURAL COMPONENTS.

60-192(3) - Dangerous Structure or Premise  
- Damaged

GARAGE THROUGHOUT

09/13/2022

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MAIN STRUCTURE THROUGHOUT

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