

City of Rockford, Illinois

Community & Economic Development Department
Construction and Development Services
425 East State Street, Rockford, IL 61104
Phone: (779) 348-7158 Fax: (815) 967-4243
Web: www.rockfordil.gov



Property Maintenance Inspection Report

Address: 1524 20TH AVE
Date: June 14, 2021 10:00 AM
Inspector: Curt Ruthe, Property Standards Inspector

Code Violations of the 2015 International Property Maintenance Code as Adopted with Amendments Ordinance #2015-221-0

Chapter 3 General Requirements

Section 301 General

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
***VACANT PROPERTIES MUST BE PROPERLY MAINTAINED TO PREVENT FURTHER DETERIORATION AND CAUSING A BLIGHT EFFECT ON THE NEIGHBORHOOD**

Section 302 Exterior Property Areas

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
***UNCONTROLLED BRUSH GROWTH ALONG THE BUILDING NEEDS TO BE CUT BACK TO IMPROVE THE APPEARANCE AND AVOID DAMAGE TO THE FOUNDATION**

Section 304 Exterior Structure

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
***TWO SETS OF WOODEN STAIR CASES TO THE SECOND FLOOR ARE BADLY DETERIORATED; NEED TO BE REPLACED UNDER BUILDING PERMIT ALONG WITH REQUIRED INSPECTIONS**

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
***DOOR JAMBS ARE DAMAGED; NEED TO BE REPAIRED TO PROVIDE ADEQUATE BUILDING SECURITY**

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
***CEMENT BLOCK EXTERIOR WALL HAS DAMAGED MORTAR JOINTS THAT NEED TO BE TUCK POINTED AND REPAIRED TO PROTECT THE INTEGRITY OF THE BLOCK WALL**

Section 305 Interior Structure

- 305.2** Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.
***MAIN SUPPORT WOODEN BEAM IS BADLY DETERIORATED AND STRUCTURALLY UNSOUND; NEED TO BE REPLACED UNDER BUILDING PERMIT**
- 305.3** Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
***THERE ARE SEVERAL AREAS WHERE THE CEILING IS DAMAGED FROM ROOF LEAKS; NEED TO CORRECT THE ROOF THEN REPAIR THE CEILINGS BELOW UNDER ROOF PERMIT BY LICENSED ROOFING CONTRACTOR**

Chapter 5 Plumbing Facilities and Fixture Requirements

- 505.4** Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.
***WATER HEATER WAS INSTALLED WITHOUT A PERMIT OR INSPECTIONS, HAS A FLEX GAS LINE INSTALLED ON IT WHICH IS NOT ALLOWED IN THE CITY OF ROCKFORD; NEED TO PULL A PLUMBING PERMIT AND HAVE AN IL LICENSED PLUMBING CONTRACTOR DO THE WORK TO BRING THE WATER HEATER UP TO CODE**

Chapter 6 Mechanical and Electrical Requirements

- 602.6** Primary heat source. A fireplace or a wood burning appliance cannot be used as the primary heat source.
***MODEEN CEILING HEATER VENT PIPING HAS A NEGATIVE DROP IN THE VENT PIPE; NEED TO BE REPAIRED UNDER MECHANICAL PERMIT BY CITY LICENSED MECHANICAL CONTRACTOR PLUS NEED TO SCHEDULE A FINAL INSPECTION OF THE WORK**
- 604.3** Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
***CEILING LIGHT FIXTURES NEED TO HAVE THE PROTECTIVE GLOBES INSTALLED ON ALL FIXTURES**

**CITY OF ROCKFORD
ADMINISTRATIVE HEARINGS
ROCKFORD, ILLINOIS**

CITY OF ROCKFORD

Complainant,

vs.

Docket No. PST20211300

RANDALL T PALMENO.

Address: 1524 20TH AVE

Respondent.

NOTICE TO APPEAR

Complainant, **CITY OF ROCKFORD**, by and through its Code Hearing Division, **NELSON SJOSTROM**, being duly sworn, on oath, says that on **JUNE 14, 2021**, in the City of Rockford, County of Winnebago, and State of Illinois, that **RANDALL T PALMENO** hereinafter called the **RESPONDENT**, is liable for violations of the 2015 International Building Code as Adopted by the City of Rockford pursuant to Code of Ordinance Section 105-54, specifically:

**Code Violations of the 2015 International Property Maintenance Code
as Adopted with Amendments Ordinance #2015-221-0**

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In that said respondent is responsible for the property located at 1524 20TH AVE, and that said property is in violation of the above-cited codes and ordinances.

THE RESPONDENT IS HEREBY NOTIFIED TO APPEAR: In Council Chambers, 2nd Floor, City Hall, 425 E. State Street, Rockford, Illinois on July 21, 2021 at 2:00PM.

Complainant, CITY OF ROCKFORD, seeks entry of a fine up to \$750.00 per day, per violation cited, an order to bring the property into compliance, and for any other such relief as the administrative body deems just and proper.

A default judgment in the amount of \$750.00 per day, per violation, may be entered in the event that a person fails to appear on the date set for the appearance or any date to which the case is continued.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein state to be true on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Nelson Sjostrom, Complainant