

James Barrett
C/O Bergman Hotel
434 3rd Street
Juneau, AK 99801

March 6, 2014

Subject: OUTSTANDING CODE VIOLATIONS

127 South Franklin Street; Parcel #1C070A130011

Legal Description: LTS 1A, 2A, 3 & 4, BL 13, Juneau Townsite

Dear Mr. Barrett,

Thank you for scheduling the building inspection on February 14, 2014. The inspection revealed that your building still has outstanding code violations. Specifically, the roof remains in such poor condition that water pours all the way down to the ground floor, and water has saturated the sheetrock and refuse on each floor. You have the necessary permit to complete the temporary roof construction. BLD20130705.¹

The City and Borough of Juneau (“CBJ”) recognizes that you have initiated attempts to repair the building, but the roof and refuse problems remain outstanding code violations:

- CBJ 19.01.115.1 (unsafe buildings are declared a public nuisance and shall be abated);
- IPMC § 108.1.3 (Structure unfit for human occupancy)²;
- IPMC § 305.1 (prohibiting the interior of a structure from being in disrepair or insanitary); and
- IPMC § 307.1 (prohibiting the accumulation of rubbish);

On October 11, 2013, CBJ issued Notice #2. Notice #2 described the same or similar roof and refuse problems that persist today. As described in Notice #2, you have until May 1, 2014, to secure the necessary permits and to remedy building code violations. Consistent with the prior notices, especially Notice #2, you have until May 1, 2014, to make the necessary roof repairs and clean up the refuse.

Please contact me if you have any questions.

Sincerely,

¹ This building permit was issued on November 1, 2013, and will generally expire one year from issuance. CBJ 19.01.105.5.

² CBJ 19.11.010 (adopting the 2006 International Property Maintenance Code (“IPMC”)).

Charlie Ford, Building Official
Community Development Dept.
City and Borough of Juneau
Tel (907)586-0767 Fax (907)586-3365
email charlie_ford@ci.juneau.ak.us
Web page www.juneau.org/permits

CC: Hal Hart
Manager's Office
Law Department
File