



Macon-Bibb County
Business Development Services
PROPERTY MAINTENANCE DIVISION
200 Cherry St, Suite 202
Macon, GA 31201
(478) 803-0470 - Fax (478) 745-6358

Property Maintenance Division
John Baker, Abatement Manager

Notice of Violation

October 26, 2018

RE: 4215 CHAMBERS RD APT 2B High Rise-L092-0020

Crystal Lake Holdings LLC & Steve Firestone
4280 Park Brooke Trace
Alpharetta, GA 30022

The referenced property was inspected and found to be in violation of ordinance(s) adopted by Macon-Bibb County (MBC) and/or the International Property Maintenance Code (PMC). Copies of the codes are on file in the office of the Department of Business Development Services or at the Macon-Bibb County website www.maconbibb.us, links, Macon-Bibb County Code of Ordinances.

VIOLATIONS - Attached is a list identifying the code violation(s) section, a description, and the number of days to complete the corrections from the date of this notice.

APPEALS - An aggrieved party may not appeal a code requirement, but may appeal the violations based on a claim that the true intent of the code has been incorrectly interpreted or that the provisions of the code do not fully apply. A written application for an appeal shall be filed with the department within 20 days of receipt of this notice, along with a fee of two-hundred and fifty (\$250.00) dollars. Calling and talking to us about extenuating circumstances is free.

PENALTIES – MBC Sec. 1-6, any person failing to comply with this notice shall be guilty of a misdemeanor and the violation shall be deemed a strict liability offense. If this notice is not complied with, the code official may issue a summons to appear in court where you may be fined up to one-thousand (\$1,000.00) dollars and/or up to 180 days jail time and/or sixty (60) days community service. Any action taken by Macon-Bibb County on said premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. Also, PMC Sec 103.5 allows thirty five (\$35.00) dollar RE-INSPECTION FEES every thirty (30) days where compliance is not evident, and TICKETS in the amount of either five-hundred (\$500.00) or one-hundred (\$100.00) dollars for violations of the attached list of violations. All fees shall be collected as allowed by law, along with the right to file a lien upon the real estate in accordance with (PMC) Sec. 106.3.

TRANSFER of OWNERSHIP – PMC Sec. 107.5 states it shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

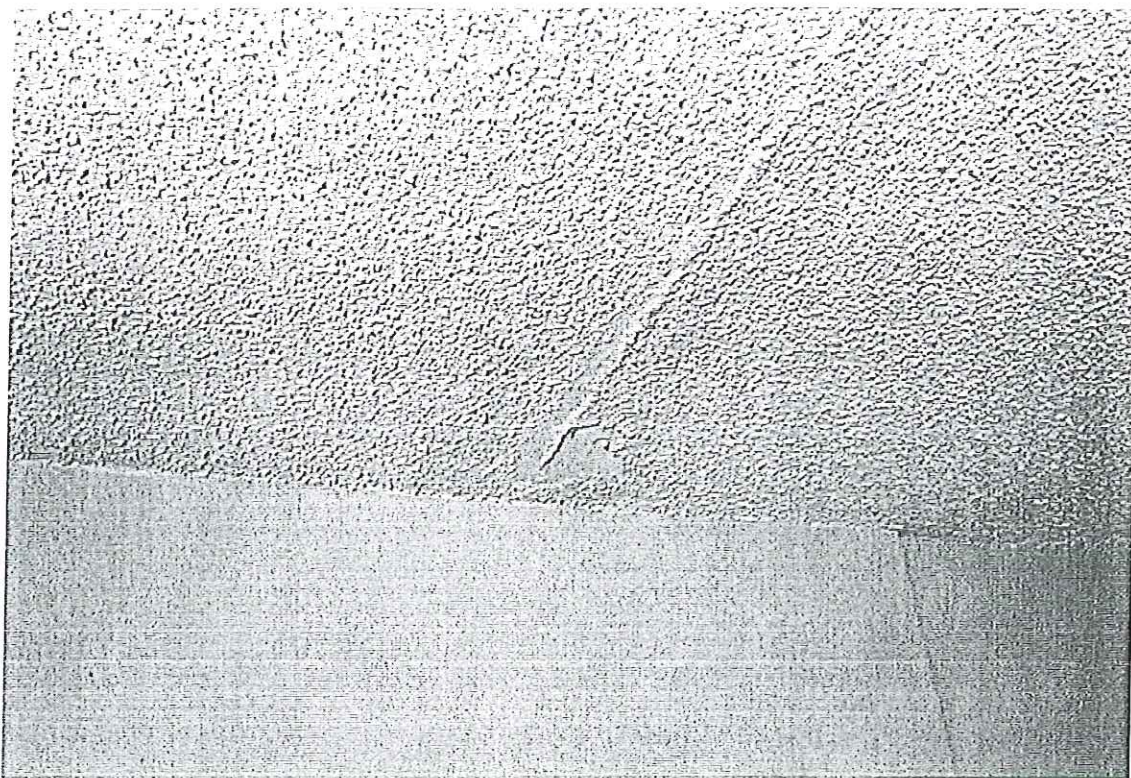
A re-inspection of this property will be made to determine compliance of this notice. Please contact me at the number below if you have any questions concerning this notice.

William C. Mander Jr Abatement officer II
478-803-2430

Violation Code	Corrective Action
Fire Protection Systems / 704.2 / Smoke Alarms	install no battery -5 days
Interior Structure / 305.3 / Interior Surfaces	Ceiling in living room -Under kitchen floor wet-bathroom walls-30 days
Historical Violation - Chapter 5 / 504.1 / 504.1 General Plumbing Systems	Lines leaking in kitchen area-15 days

Below are the municipal codes for the above violations. If you have any additional questions about these please contact us at the phone number on the first page.

504.1	504.1 General Plumbing Systems
704.2	Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Single or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code.
305.3	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.



10-24-18 Wamr 4215 Chambers Rd Apt 2B Highrise

