



Kalamazoo Area Building Authority
www.kaba-mi.org
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10/19/2022

SOIL FRIENDS LLC
9369 E MAIN ST
GALESBURG, MI 49053

To Whom It May Concern:

On 10/19/2022, our Inspector performed an inspection for the property located at 1701 N 33RD ST. Listed below are the violations noted during the inspection.

Inspection Results for 1701 N 33RD ST:

Perform requested property maintenance inspection. Listed below are the conditions observed that are in violation of the 2015 International Property Maintenance Code and the 2015 Michigan Building Code

- 1. Unlawful structure 2015 IPMC Sec. 108.1.4. Operating an Assembly group occupancy in existing building without obtaining required permits, inspections or zoning approval.**
- 2. Failure to obtain required permits for change of occupancy and associated work MBC Sec. 105.1**
- 3. Occupying structure without first obtaining certificate of occupancy 2015 MBC Sec. 111.1.**

Due to the above listed conditions(s) the structure is deemed dangerous and unsafe in accordance with Sec. 108 2015 IPMC. The structure is hereby ordered condemned and all occupancy is strictly prohibited.

Due to the observed conditions, the structure is hereby ordered CONDEMNED and all occupancy is strictly prohibited. Per Section 108.5 of the 2015 International Property Maintenance Code, any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, owner's authorized agent or person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

Transfer of ownership. In accordance with Sec 107.6, 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 or the owner's authorized agent 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 to 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.

Please be aware that you have the right to appeal this decision. Per the 2015 International Property Maintenance Code, Section 111.1, any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Respectfully Submitted,

Mike Alwine
Building Official
Kalamazoo Area Building Authority
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malwine@kaba-mi.org