



Staff Report

Subject: Demolition Bids for Dangerous Buildings

Department/Program: Administration/Code Enforcement

Explanation: Two residences have recently gone through the dangerous building hearings and have been declared dangerous buildings. The circumstances leading to the declarations have not been abated as of this time. As such, they need to be demolished in order to preserve public safety for the neighboring homes and residents. These structures are located at 14640 Clayton Rd. and 977 Morena Ct. Both of these properties have been code enforcement issues for several years with little to no improvements being made.

After contacting multiple demolition contractors, only one placed a bid to remove the structures on these properties. The bid submitted by Premier Demolition is attached. The bid covers costs associated with an asbestos survey, sewer and water destroys. Please see the bid to note what is and is not covered in the proposal. Some additional costs may be required if any hazardous materials are found and have to be removed. When looking at a previous asbestos abatement from 2019, the cost at that time was \$5500 on a similarly sized home in the same neighborhood as 977 Morena Ct.

The cost to remove the house at 977 Morena Ct is \$24,450. The cost to remove the house and detached garage at 14640 Clayton Rd is \$32,250. As an alternative, the contractor was also asked to bid on the detached garage only at 14640 Clayton in case the homeowner can find a way to make the home habitable in the very near future. For the detached garage demolition only, the cost would be \$12,450.

Recommendation: Staff recommends that the demolitions be approved for an amount not exceeding the bid prepared by Premier Demolition. As of this time, staff is recommending approval for both the house and garage at 14640 Clayton Rd. Staff will move ahead with the demolition only after the city attorney gives approval to begin work. The home at 977 Morena appears to be beyond salvage without substantial costs that would probably make the project cost prohibitive. The home should be demolished.

Submitted By: Mike Roberts

Date: 6/14/21



Contract Proposal

June 7, 2021

Mr. Mike Roberts, Building Commissioner
City of Ballwin, MO

Re: Demolition of Two Houses
14640 Clayton Rd. and 977 Morena Ct.

Dear Mike:

We propose to furnish all the labor, material and equipment necessary to complete the above referenced project for the lump sum amount of:

14640 Clayton Rd. and detached garage - \$32,250.00
Detached garage only - \$12,450.00

977 Morena Ct. - \$24,450.00

Scope of Work

- Demolish and remove building structures and associated hoarding junk removal. We include backfill with existing onsite clean fill with a 12" dirt cap. No import of dirt included. We include seeding and strawing of disturbed areas.
- This bid price includes 1 water and 1 sewer disconnect for each address. The excavations are to be performed in the grass. We do not include any excavations in the public right of way nor any street or sidewalk restoration.
- All debris considered as normal regulated C&D and concrete/rubble to be "clean fill" type material.
- We do not include handling and disposal of any hazardous or special waste materials, UST's or hidden debris, freon removal, HHW, bulbs and ballasts. **We include the standard asbestos survey only. If asbestos is found that work will be completed as a change order extra.**
- All salvageable materials and equipment to be the property of this contractor and are included in contract amount. No salvage work for or by owner.
- Does not include landscaping, tree removal or protection, site fencing, any SWPP requirements, fine grading or earthwork.
- We do not include any street light removal, pre demo photographs, abandoning, protecting or reworking of utility lines to remain, saw cutting, patching or repairing, or final clean up. City is responsible all layout and for appropriate ingress and egress and for integrity of driveway/parking areas to hold up to equipment traffic.
- No other work is included unless specifically stated herein. Payment in full upon completion.
- We include normal working hours and our standard insurance coverage's.

If you have any questions or need additional information concerning this proposal please call me.

We appreciate the opportunity to be of service and look forward to the possibility of working with you on this project.

Sincerely,

Jonathan Buell
Estimator/Project Manager



5710 Wise Ave, St. Louis, MO 63110
Phone: 314-645-5566
Fax: 314-645-5569



FINDINGS OF FACT WITH REGARD TO 14640 CLAYTON ROAD

A hearing was held pursuant to Section 7-131(4) of the Code of Ordinances of the City of Ballwin with respect to property at 14640 Clayton Road ("the property") on April 14, 2021 at 9:00 a.m. The City was represented by City Attorney Robert E. Jones. The Building Commissioner, Mike Roberts testified on behalf of the City of Ballwin. Notice was provided to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in the property, as shown by the land records of the Recorder of Deeds of St. Louis County, but no such party appeared. Pursuant to Section 7-132(3), I hereby find that the house and detached garage are dangerous buildings and a public nuisance within the meaning of Section 7-128 of the Code of Ordinances of the City of Ballwin due to the following conditions:


1. Rear porch support appears to be structurally damaged in violation of **(Sec. 13-61)**
2. Egress door at rear of house is compromised due to rear porch support damage in violation of **(Sec 702.1 of the 2015 IPMC)**
3. Egress door at rear of garage 2nd story is compromised due to no guard being installed protecting against falls in violation of **(Sec 307.1 of the 2015 IPMC)**
4. Deck on garage is damaged and in disrepair in violation of **(Sec 304.1.1 of the 2015 IPMC)**
5. Overgrown vegetation and tree debris in violation of **(Sec. 29-1)**
6. Construction material and nonfunctioning equipment stored around house and garage outbuilding in violation of **(Sec. 29-1)**
7. A valid building permit must be obtained to repair roof structure. Permits must be pulled for all illegal work that has been performed in home without permits. Sealed drawings from a Missouri licensed design professional are required. **(Sec. 7-81)**
8. Multiple building permits have expired without inspections in violation of **(Sec. 7-89)**
9. Garage is full of trash and debris blocking egress and causing a fire hazard in violation of **(Sec. 13-80)**

In addition to violating the housing code, the building meets the definition of a dangerous building in several other instances:

1. Those buildings or structures which have become so dilapidated, decayed, unsafe, or unsanitary so that they are unfit for human habitation, or are likely to cause sickness or disease to the occupants thereof or to any other person. (Code of Ordinances Sec.7-128, Dangerous Building Definition sub-section 3)

2. Those buildings or structures, whether occupied or unoccupied, having inadequate facilities for egress in case of fire, or other catastrophe, or those buildings with structures having insufficient stairways, elevators, fire escapes to allow adequate egress therefrom (Code of Ordinances Sec.7-128, Dangerous Building Definition sub-section 6)
3. Those buildings or structures which, because of their condition, are unsafe, unsanitary or dangerous to the health, morals, safety or welfare of any person. (Code of Ordinances Sec.7-128, Dangerous Building Definition sub-section 7)
4. Those which have improperly distributed loads upon the floors or roofs or in which the floors or roofs are overloaded, or those having floors or roofs of insufficient strength to be reasonably safe for the purpose for which they are being used or intended to be used. (Code of Ordinances Sec. 7-128, Dangerous Building Definition sub-section 10)
5. Those buildings or structures which, because of their condition, become harboring places for rats, stray animals, vermin or other disease bearing creatures, and which are unsafe, unsanitary or dangerous to the health, safety or general welfare of any person
6. Those buildings or structures, whether occupied or unoccupied, having inadequate facilities for egress in case of fire, or other catastrophe, or those buildings with structures having insufficient stairways, elevators, fire escapes to allow adequate egress therefrom.
7. Partially-constructed buildings upon which no substantial work shall have been performed for 90 days.

Based upon the record as a whole, I hereby order that the house and detached garage be vacated and repaired or demolished within thirty (30) days. Pursuant to Section 7-132(4) of the Code of Ordinances of the City of Ballwin, if the house and detached garage are not repaired or demolished as ordered, the Building Commissioner shall cause the property to be repaired or demolished and shall with the assistance of the City Attorney cause the costs of repair or demolition to be charged against the land on which the building existed as a municipal lien or cause such costs to be added to the tax records as an assessment, or to be levied as a special tax upon land upon which the buildings stand or did stand, or to be recovered in a suit at law against the owner.



ERIC STERMAN
City Administrator

FINDINGS OF FACT WITH REGARD TO 977 MORENA COURT

A hearing was held pursuant to Section 7-131(4) of the Code of Ordinances of the City of Ballwin with respect to property at 977 Morena Court ("the property") on April 14, 2021 at 10:00 a.m. The City was represented by City Attorney Robert E. Jones. The Building Commissioner, Mike Roberts testified on behalf of the City of Ballwin. Notice was provided to the owner, occupant, mortgagee, lessee, agent and all other persons having an interest in the property, as shown by the land records of the Recorder of Deeds of St. Louis County, but no such party appeared. Pursuant to Section 7-132(3), I hereby find that the property is a dangerous building and a public nuisance within the meaning of Section 7-128 of the Code of Ordinances of the City of Ballwin due to the following conditions:

1. Trash, construction materials, broken tile/glass and tree debris strewn about property in violation of **(Sec. 29-1)**
2. Home and exterior property are full of trash and debris blocking egress and causing a fire hazard in violation of **(Sec. 7-1 and SEC. 305.3 of the 2015 IPMC)**
3. Basement foundation wall damaged in violation of **(Sec. 13-58 and Sec. 305.1 of the 2015 IPMC)**
4. Paint exterior where peeling or wore down to exposed wood in violation of **(Sec. 13-58)**

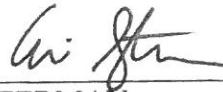
In addition to violating the housing code, the building meets the definition of a dangerous building in several other instances:

1. Those buildings or structures which have become so dilapidated, decayed, unsafe, or unsanitary so that they are unfit for human habitation, or are likely to cause sickness or disease to the occupants thereof or to any other person. (Code of Ordinances Sec.7-128, Dangerous Building Definition sub-section 3)
2. Those buildings or structures, whether occupied or unoccupied, having inadequate facilities for egress in case of fire, or other catastrophe, or those buildings with structures having insufficient stairways, elevators, fire escapes to allow adequate egress therefrom (Code of Ordinances Sec.7-128, Dangerous Building Definition sub-section 6)
3. Those buildings or structures which, because of their condition, are unsafe, unsanitary or dangerous to the health, morals, safety or welfare of any person. (Code of Ordinances Sec.7-128, Dangerous Building Definition sub-section 7)
4. Those which have improperly distributed loads upon the floors or roofs or in which the floors or roofs are overloaded, or those having floors or roofs of insufficient strength to be reasonably safe for the purpose for which they are

being used or intended to be used. (Code of Ordinances Sec. 7-128, Dangerous Building Definition sub-section 10)

5. Those buildings or structures which, because of their condition, become harboring places for rats, stray animals, vermin or other disease bearing creatures, and which are unsafe, unsanitary or dangerous to the health, safety or general welfare of any person

Based upon the record as a whole, I hereby order that the property be vacated and repaired or demolished within thirty (30) days. Pursuant to Section 7-132(4) of the Code of Ordinances of the City of Ballwin, if the property is not repaired or demolished as ordered, the Building Commissioner shall cause the property to be repaired or demolished and shall with the assistance of the City Attorney cause the costs of repair or demolition to be charged against the land on which the building existed as a municipal lien or cause such costs to be added to the tax records as an assessment, or to be levied as a special tax upon land upon which the building stands or did stand, or to be recovered in a suit at law against the owner.



ERIC STERMAN
City Administrator