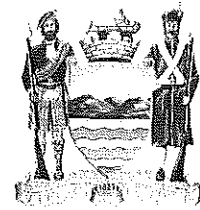


Village of
LEWISTON

145 North Fourth Street • P.O. Box 325
Lewiston, N.Y. 14092-0325
716-754-8271 • FAX 716-754-2703



October 27, 2016

Frontier House Violations
460 Center Street
Lewiston, NY 14092

Hastings Lewiston, Inc.
3869 Lower River Rd.
Youngstown, NY 14174

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (4TH PRINTING AS
ADOPTED BY NEW YORK STATE) - DEC 2015

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (4TH PRINTING AS
ADOPTED BY NEW YORK STATE) - DEC 2015

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.8 Decorative features.

Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.9 Overhang extensions.

Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

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.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows.

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens.

During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways.

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;

6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;

Violations as per the upper ICC codes:

North side front violations

East side foundation repair to be repaired with stone to match as close as possible and around the sidewalls as needed.

Point complete foundation as needed.

Repair es/front and ws/front porch returns both soffit areas rotted where the Yankee gutters come out repair both inner and outer areas in kind materials prime and paint. Repair the wood front over hang wood near the roof edge prime and paint.

Front porch skirts repair as needed es/corner in kind materials prime and paint. Scrape and paint porch decking to match. Scrape prime and paint all upper wood windows

NS/front repair upper replace missing stone upper left and upper left keystone above window and point all areas as needed and around all window areas. Also scrape prime & paint all the corbels under soffit areas. Extend the upper front gutter drop down to the lower porch roof.

West side area two story part point the ws /stairway area right side lower as needed clean leaves

WS window repair prime and paint all windows as needed

Southside rear upper 2 story missing gutter drop complete masonry pointing as needed upper and lower areas repair all wood windows to working condition prime and paint

South side rear lower 2 story repair wood windows to working condition prime and paint

South side rear lower 1 story repair open broken window to working condition and upper window prime and paint upper wing wall masonry to the wing wall point all other areas as needed

West side lower rear missing gutter and drop and fascia repair along complete edge and repair all wood windows to working condition prime and paint we still have openings to the building after the demo to look at west and south side rear

East side lower windows , pointing repair 8 windows upper and lower wood windows to working condition prime and paint also 5th window from the right repair the missing masonry keystone point all other areas as needed

East side lower and upper 2 story repair all wood windows as needed prime and paint white to match. point all masonry areas as needed

Recap Typ. for all areas

Repair all wood windows glazing frames Prime paint and chalk to stone as per original condition

Repair other existing windows to approved change at the time or to matching wood

Repair all overhangs , fascia's, soffit's front corbels rotten wood on complete building with wood prime and paint white to match

Point all affected areas to original depth chip or scrape out old mortar as needed if it is not stable match mortar as close as possible. Missing stone thru-out to be replace as close as possible with matching stone. The front foundation should be replaced as close as possible

Lower rear area which was demoed please set up a meeting with me so we can figure a suitable finish to the exposed areas.

Make sure all gutters down spouts are installed

et water into the wooden (substrate)

The above violation will have not have a time limit on it but work should start on the windows which can be remove and repaired then replaced. All other areas can be repaired in the spring at that time starting April 15th 2017 and you will have 90 days to complete the work. Please repair the fascia areas which are rotting as soon as possible before winter and install all gutters and down spouts before winter.

Kenneth Candella



Village of Lewiston Building Inspector