



CITY OF TOPEKA
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13
Topeka, KS 66607-1118
Tel: (785) 368-3161
Fax: (785) 368-3175
www.topeka.org

CONDEMNATION NOTICE

Case # 19-05275

June 13, 2019

Troupe, Kenneth Owner
PO Box 595
Topeka, KS 66601-0595

LOCATION OF VIOLATION:
1224 SW Lane St.
Topeka, KS 66604
PARCEL ID#: 0973604029006000

Pursuant to the 2012 International Property Maintenance Code, the dwelling located at 1224 SW Lane St. is unsafe for human habitation:

Structure Violations

- 501.2 RESPONSIBILITY The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter. - Prohibits the occupancy of a dwelling that is not in compliance.
- 505.1 WATER SYSTEM GENERAL Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water. - Requires connection to either a public water system or to an approved private system.
- 601.2 MECHANICAL & ELECTRICAL RESPONSIBILITY The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter. - Prohibits the occupancy of a dwelling that is not in compliance.
- 604.1 ELECTRICAL FACILITIES REQUIRED Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605. - requires an active electrical system.

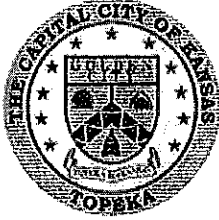
If the conditions are not corrected the property shall be vacated on or before June 17, 2019 8:00am.

After the property is vacated, the property owner must secure the property within 24 hours to prevent human use or habitation.

It is a misdemeanor offense to remain in or enter this structure, except that entry may be made to repair or demolish such structure. Unlawful entry or occupancy is punishable as Criminal Trespass in violation of Uniform Public Offense Code section 6.7(a)(1) with a maximum penalty of a fine not to exceed \$1,000.00 or a term of confinement not to exceed six months, or both.

Pursuant to 107.4 of the 2012 IPMC, it is a misdemeanor offense to remove or deface this notice and is punishable by a fine not to exceed \$499 or a term of confinement not to exceed 179 days, or both.

A property owner may appeal this notice of violation by requesting a hearing before an administrative hearing officer. The request must be made in writing to the Property Maintenance Code Official within 24 hours. Appeals are limited to 1) whether the provisions of the Code apply, 2) whether the Code Official correctly interpreted the Code or, 3) whether the requirements of the Code may be adequately satisfied by other means. Appeals seeking to set aside or waive a Code requirement are not permitted.



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Failure to correct the above cited violation(s) or demolish the structure(s) under permit, before being occupied from the date of this order may result in prosecution in Municipal Court.

IT IS SO ORDERED.

Date

Mike Haugen, Director Code Services
Property Maintenance Code Unit