



November 27, 2018

To: Planning Advisory Committee
From: Marc Buske, Dangerous & Unsightly Premises Administrator
Subject: Recommendation for Demolition

Re: PID # 25037151, 2 Industrial Park Drive, Amherst, NS

Issue

That the building is at risk of collapse and is a danger to children who may be attracted to play there or to homeless people who could seek shelter in the building.

The work required to bring the dwelling up to “minimum Standards for Residential Occupancy” would be extensive and expensive. The repair costs would far exceed the resale value of the home.

History

September 17, 2018 the town received a complaint on the property.

October 29, 2018 a site visit was done.

Discussion

Mr. Buell’s report indicated:

- 1- Rot, failure and collapse of fascia and soffit at various locations around structure.
- 2- Signs of façade and structural fatigue prominent around entire perimeter of building, including giving away of foundation support.
- 3- Bowing of exteriors walls indicative of failure and eventual collapse.
- 4- Roof, which shows significant signs of wear as well as sag, indicative of failure, has been jeopardized structurally and collapsed is probable.



5- Several openings noted through to the interior from the exterior, indicative of component rot and failure, as well as transient traffic.

6- Façade show signs of extreme wear and failure.

7- Signs of collapse are evident from every face of the as the ground support fails and rots.

8- Entire building showing signs of structural and outer wall failure to some degree.

9- Building appears full of debris and garbage and constitutes a fire and safety hazard.

It is in the opinion of this inspector that the building site be secured and marked for demolition and that demolition be scheduled for the earliest opportunity. This building is in risk of collapse and reparations would realistically be beyond the point that would make economic sense.

The building contains a significant amount of material. It will be the responsibility of the property owner to removal all valuable material from the building prior to demolition. Any material remaining within the building prior to demolition will be removed and sent to Little Forks Landfill for disposal.

Options:

1. That property at 2 Industrial Park Drive be demolished and the foundation be backfilled within 45 days from the date of this committee meeting, with all work to be done by the property owner. Failure to do so will result in the Town completing the work. All costs incurred by the Town in the demolition and cleanup will be added to the owner's property taxes.
2. Work with the property owner with well-defined tasks and timelines to remedy the property. Should the property owner default on any of the timelines, the Committee can order demolition of the property within 30 days of default.
1. Do nothing. However, should this option be chosen the Town will no doubt receive any other complaint on this property, starting this process over again.

