



Date: February 19, 2019

To: Planning Advisory Committee

From: Marc Buske, Dangerous & Unsightly Premises Administrator

Subject: Recommendation for Demolition

Re: PID # 25031469, 1 Spring Street, Amherst, NS

Issue

The lack of maintenance over the years has left the building in a state of serious disrepair. As articulated in the reports filed by the Building Official, there are various locations of structural failure, and one rear wall has already collapsed.

History

May 28, 2015 the town received a complaint on the property.

June 1, 2015 a letter was sent to the owner stating the property was identified as an unsightly property. A Letter was sent to the complainant acknowledging the complaint.

August 14, 2015 a contractor was hired to clean up the property. A letter was sent to the property owner stating a contractor was hired to clean up around the property and all cost will be added to the property tax account. The letter also stated the file was closed. A letter was sent to the complaint stating the file was closed.

November 13, 2018 the Town received a complaint about the property.

November 28, 2018 a letter was sent to the complainant acknowledging the letter.

November 27, 2018 a site inspection completed to determine the condition of the building.

January 11, 2018 another inspection took place to check on the structural stability of the building.



Discussion

Mr. Buell's report indicated:

- 1- The entire brick face including previously repaired portions showed signs of mortar failure and cracking.
- 2- The top plate at junction between roof and wall is open in sections, rotted at various points around the perimeter and show structural failure.
- 3- The top wall on the backside of the exterior is collapsed inward and shows signs of continued deterioration.
- 4- Front wall and side show signs of structural failure, leaning and bulging around most of the surface area. Collapse is imminent.
- 5- Side wall on top portion of building left hand side shows, cracking, leaning outward and disconnect from roof structure. Collapse could happen at anytime and should be addressed as soon as possible.
- 6- Interior of building shows near complete structural failure.
- 7- Collapsed floor open to below.
- 8- Roof support beam failed and is broken, support posts out of alignment and failure of roof rafter system.
- 9- Roof is collapsed and open to the elements. Interior of building filled with refuse, debris and materials that inhibit any time safe restoration of interior structure.
- 10- It is in the opinion of this inspector that the building structure is in a probable possible state of partial collapse at any time and that the site be secured against possible harm to the public until such a time that it can be safely demolished, at the earliest opportunity. This building is in imminent risk of collapse and threatens the safety of the public.



This property was also inspected by the Town Engineer. The following is his report:

On November 27th, Marc Buske (Building Inspector) and I inspected the building located at 1 Spring Street, Amherst, NS.

The brick building is structurally unsound however not in immediate danger of collapse. The exterior supporting walls are showing deformation as the roof structure is in the process of slowly deteriorating and applying pressure on the exterior walls and causing deformation.

With the help of the Amherst Fire Department we were able to open the front door of the building to look inside. The main floor of the building has collapsed and much of the building materials stored in the basement is in the process of sliding into the basement. There is a fire truck and a large tractor stored in the building, these vehicles are situated on the main steel supporting floor members and have not fallen into the basement.

The main concern is that an eventual collapse of the eastern most exterior wall will cause damage to the building located next door.

It is recommended that we continue monthly inspections of the building to determine if there is further distortion of the exterior walls. The last inspection of the building was on January 11th 2019 and no structural changes were evident since the previous inspection.

Ben Pitman, P.Eng

Town Engineer

Recommendation

I am recommending the property at 1 Spring Street be demolished and the foundation be backfilled within 30 days from the date of this committee meeting, with all work to be done by the property owner, including proper disposal of all items within the building. 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.