



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

Atlanta, Georgia 30303

March 21, 1969

File Admin

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

JAMES A. SMITH
CHIEF HOUSING CODE INSPECTOR

Memorandum for File

From: Mr. J. A. Smith, Chief Inspector

Friday afternoon at 2:00 P.M. Mr. Wofford asked me to attend a meeting with him. At the meeting were the Mayor, Mr. Sterns, Mr. Gladin and Mr. Openshaw. The meeting was called because of the letter from Mr. Wofford to Mr. Landers requesting advice as to whether the Building Department should mail notices to owners to complete repairs to structures, residential structures located within the Markham-Haynes and Lightning Areas.

It was pointed out that this would probably be and conflict with the zoning in the area. In the discussion that followed, it was decided that the proper method to follow would be for us to proceed with mailing the notices to the owners for full code compliance and then when owners came in to obtain permits, they would be informed of the need for obtaining a variance in zoning to allow repairs to be made. At this time, owners would be referred to Mr. Gladin who would set up a meeting before the Zoning Variance Committee with no charge to be paid by the owners. Then, after the Variance Committee agreed for the repairs to be made, then the Building Official would be clear to issue permit for said repairs.

We are planning to proceed with the mailing of notices to general owners throughout these areas and in the case of Mr. Andrew Stephens, who is one of the major owners in the area, we plan to take a slightly different approach. Mr. Stephens last Thursday advised me that he was anticipating a loan from Mills B. Lane, C & S Bank, to proceed with the repair of probably every other structure which was owned by Mr. Stephens. He indicated that a definite plan might be submitted to Mr. Wofford for permits to be issued on these properties judged suitable for repairs by him during the week beginning March 17th. In view of this, both Mr. Wofford and myself felt that it might be well to hold Mr. Stephen's notices in the office at least until the latter part of the week of the 17th to see if plans are submitted for permits issuance. If this does not take place, I plan to contact Mr. Stephens and ask that he come by the office or that I be allowed to meet with him at his convenience to serve the notices of repairs to him in person and possibly discuss an amicable method of reaching a successful conclusion to our problems in this area.



In rehabilitation areas other than those of the current action year, the City Building Department will participate in response to complaints or undertake investigation based on any information that indicates a need for early inspection. New Housing Code cases will be undertaken in accordance with Department personnel capability and on a full code compliance basis.

Demolition Policy - Model Neighborhood Area

The Atlanta Housing Authority is fully responsible for demolition activities in NDP current year clearance action areas. When emergency situations occur necessitating prompt action on particular structures in the clearance areas, the City Building Department will become involved by referral from the Atlanta Housing Authority.

Proposed For
In demolition areas other than those of current year action areas, the Building Department will become involved only on a compliant basis. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required. A possible exception will arise if it is determined that the failure to install additional equipment may result in immediate jeopardy to the health, safety or general welfare of inhabitants in a structure. Assistance in the determination of this exception may be requested from a "technical board" to be developed in conjunction with the Model Cities Housing Center and NDP Project Office. *Smith*

Staff

It has been further concluded that if at all possible the Model Cities Program should provide some code enforcement staff to supplement the limited personnel resources of the Building Department in the Model Neighborhood Area.

JLWJr:bah

cc: Mr. William Wilkes
Mr. James Smith
Mr. Eric Harkness

In demolition areas proposed for the third, fourth and fifth action years the City Bldg Dept