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TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

THOMAS M. McDERMOTT, JR., Mayor



BOARD OF PUBLIC WORKS and SAFETY

5925 Calumet Ave. • Hammond, IN 46320

Before the Board of Public Works and Safety of the City of Hammond

Owner: George G & Lee Ann Hand
Address: 1530 Atlas St, Hammond IN 46320
Legal Description: TEWES PARK ADD. L.7 BL.6
Parcel Number: 45-03-31-430-007.000-023

FINDINGS

This matter comes before the Board of Public Works and Safety of the City of Hammond Indiana on a hearing filed by Inspections Department on **November 21, 2024** on a Notice of Abatement of the **basement apartment and 2nd floor apartment** at **1530 Atlas St, Hammond IN, Hammond Indiana**. Said notice was issued by the City of Hammond Inspections Department. Acting upon the City's interest is Kelly Kearney, Chief of Inspections and **Richard Castro**, Inspector from the Inspections Department. Upon evidence presented, the Board finds as follows:

International Building Code 105.1 Required (Permits). Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

International Building Code 1208.2 Minimum ceiling heights. Occupiable spaces, *habitable spaces* and *corridors* shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet (2134 mm).

International Building Code 716.5 Fire door and shutter assemblies (Openings). Approved fire door and fire shutter assemblies shall be constructed of any material or assembly of component materials that conforms to the test requirements of Section 716.5.1, 716.5.2 or 716.5.3 and the fire protection rating indicated in Table 716.5. Fire door frames with transom lights, sidelights or both shall be permitted in accordance with Section 716.5.6. Fire door assemblies and shutters shall be installed in accordance with the provisions of this section and NFPA 80.

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Hammond Municipal Code §150.017(A)(3) License Required. No licensed contractor may construct additional living quarters in the basement/attic/garage of any residential structure unless the construction complies with the city building, zoning and fire codes.

2020 Indiana Residential Code R310.1 Emergency escape and rescue opening required. *Basements, habitable attics* and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

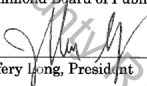
ORDER

Upon findings entered herein, the Board of Public Works and Safety of the City of Hammond orders the *Notice of Violation and Notice of Order* therein by the City of Hammond Inspections Department dated **November 21, 2024** to, regarding **1530 Atlas St Hammond, IN**, SUSTAINED. The subject property as presently constructed does not constitute a pre-existing legal non-conforming use. The **basement apartment and 2nd floor apartment** must be removed and all demo work must be performed by licensed contractor(s) in the City of Hammond.

SO ORDERED this 21 day of November, 2024.

Hammond Board of Public Works and Safety


By:



Jeffery Long, President

- LW

Tinisha Greenwell, Vice President



Donald Kalina, Member

State of Indiana)
)SS
County of Lake)

Before me the undersigned, a Notary Public for the State of Indiana personally appeared Jeffery Long, ~~Tinisha Greenwell~~ and Donald Kalina and being duly sworn by me upon their



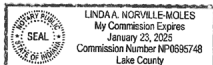
NOT AN OFFICIAL DOCUMENT

oath says that the facts alleged in the foregoing instrument are true. Signed and sealed this 21 day of November, 2024.

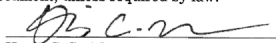
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 1/23/24
County of Residence: Lake


Linda A. Norville-Moles, Notary Public



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security Number in this document, unless required by law.


Kevin C. Smith

This instrument prepared by: Kevin C. Smith (Atty # 18169-45) 9410 Calumet Ave., Suite 203, Munster, Indiana, 46321, Telephone: (219) 933-7600, fax (219) 836-2848