



**CITY OF
FREMONT
NEBRASKA**

400 East Military Avenue, Fremont, NE 68025-5141

March 15, 2024

J & L Limited/SAV-RX Pharmacies
224 N. Park Ave.
Fremont, NE 68025

RE: 85 South Irving St.

The purpose of this letter is to inform you that you are in violation of City Code per Ordinance 5579, at the above-mentioned property, which reads; "Any owner or occupant of a lot and or home must maintain the premises within the guidelines of the City of Fremont's municipal codes and the 2018 IMPC (International Property Maintenance Code.) The following sections apply:

- 108.1 Unsafe structure
- 108.1.3 Structure unfit for human occupancy.
- 304.1.1 Unsafe conditions
- 304.4 Structural members
- 304.7 Roofs drainage
- 304.10 Stairways, decks, porches and balconies
- 304.2 Peeling paint (Exposed wood)

Listed below is a summary of what needs to be addressed. Please correct these issues within 30 (thirty) days of receiving this notice. A Nuisance Abatement procedure will begin if the violations are not addressed, which could then result in a citation, fine or condemnation. Repairs will require a valid building permit and inspections are required.

What needs to be addressed:

- Front porch dilapidated step collapsing, structure not safe. Repair or rebuild as required to comply with code.
- Side entry door missing or needs to be in workable operation.
- Side entry doorway missing stairs and or landing there needs to be a 3' landing or walkway that leads away from doorway with stairs descending to ground.
- Roof needs to have holes repaired re sheeted, ice & water shield, felt and shingled this includes all flashing.
- Roof vents need new rain caps.

