



CODE ENFORCEMENT AGENCY
1633 Route 51, Suite 100, Jefferson Hills, PA 15025
1-866-410-4952 www.cea-code.com

June 22, 2023

Mr. Tyler Howerton & Ms. Dorothy Battista
1131 Sunview Avenue
Jeannette, PA 15644

RE: **Unsafe Structure and Positioning 1131 Sunview Avenue – Hempfield Township**

Dear Mr. Howerton & Ms. Battista,

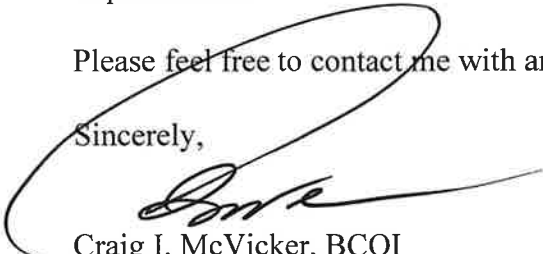
On behalf of Hempfield Township, I am in receipt of the Statement of Integrity report filed to the building department by Mr. Kenneth H. Kantrowitz, RA, registered Architect on your behalf. The report describes safe conditions for purposes of demolition and cleaning preparation for a change of use on the structure from an existing educational occupancy to a residential dwelling. The report also alludes to the presence of asbestos and lead to be mitigated during preparation process. These two items shall require proper equipment and waste disposal to ensure air quality for you and surrounding neighbors. Information on proper removal and waste disposal of asbestos and other air born fibers may be found at the Pennsylvania Department of Environmental Resources (PA DEP, dep.pa.gov).

Hempfield Township shall lift the existing posting of Unsafe Structure based upon the sealed opinion of your design professional for purposes of preparation of a change of use. The change of use as described by the Pennsylvania Uniform Construction Code (PA UCC) shall require a sealed set of design drawings to be submitted to Hempfield Township Building Department for review and permit prior to any constructive efforts. Please work directly with your design professional for additional information and details on the residential requirements per the 2018 International Residential Code.

Applicable Zoning requirements may be required on the property and you should consult directly with Hempfield Township Zoning Department for any additional concerns of land use or zoning requirements.

Please feel free to contact me with any further concerns or code questions.

Sincerely,



Craig I. McVicker, BCOI
Building Code Official
Hempfield Township

CC: Hempfield Township Zoning Office, Manager, Director of Community Development



KENNETH H. KANTROWITZ REGISTERED ARCHITECT

36 PARKVIEW DRIVE CARNEGIE, PENNSYLVANIA 15106-3230
office: (412) 276-4266 fax: (412) 276-1492
e-mail: kenkantrowitz@yahoo.com

June 13, 2023

Code Enforcement Agency
Craig I. McVicter, BCOI
Building Code Official – Fire Marshal
1633 Route 51 Suite 100
Jefferson Hills, PA 15025

STATEMENT OF INTEGRITY OF BUILDING

In re: Property at: 1131 Sunview Avenue
Jeanette, PA 15644
Tyler Howerton and Dorthy Battista, Owners

Dear Mr. McVicter and to whomever else these matters pertain,

Per posted notice on the structure on the subject property, from your municipal department, this structure has been denied an occupancy permit due to your determination that “portions of the premises constitute a hazard” due to various reasons. These reasons are undeniable, in my professional and lay opinion.

Mr. Howerton (and Ms. Battista?), as a couple, who I am told reside part time in Virginia, purchased this property, with a very large (10,000 +/- sq. ft.), abandoned schoolhouse on it, less than a year ago, with the intention of restoring it to a livable condition. When the rehabilitation is completed and all permitting is secured, they plan to live in it with their eight (8) children between them, whom they are licensed to “home school”. They are all currently staying on the large parking area of the premises in various vehicles, and each is gainfully employed in the local area.

I have been asked to be retained by the owners to be their Registered Architect to help in their transition from parking area to structure.

My associate, Jim Johnson, visited the site on Friday, June 5, 2023, met with the owners and thoroughly walked the site. He took approximately sixty (60) pictures which he also forwarded to me. I spent a good amount of time looking at and studying the pictures. Mr. Johnson, who is very experienced in the architectural construction field and has his own architectural design firm, concluded and I have agreed, from looking at the pictures, that the load bearing, supporting exterior structure throughout the building is very solid, being constructed of at least 6 to 8 inches of concrete block with an exterior wythe of 4' brick.

The interior of the building is filled with salvageable as well as non- salvageable construction materials, furnishings, fixtures, and equipment. The roof structure is mostly intact as it was built, but there are one or more holes of damaged or missing roof due to water damage and deterioration. The same is true of the floors of the building, this being a one- story building, over some low, but habitable basement space and some high crawl space areas. The exact amount of basement space and crawl space has not been determined at this time, but hopefully will be. There is a large amount of exterior window area around the building comprised of glass block, awning type windows, windows with missing or broken glass, and some missing, some functioning and some non-functioning exterior doors. There definitely is asbestos on some of the pipes and probably lead in the building, as well, due to the old age of the building. Clearly the building has been and is non-secure, leading to or welcoming people, children, insects, rodents, animals and whatever. This has been going on for a very long time.

The owners are largely at the property to clean it out, get the asbestos and possibly lead mitigated, replace damaged roof and floor structural members, and secure the roof, either temporarily or permanently. They and/or others who they intend to hire will need to get into the building to achieve these initial goals. I strongly feel that the building is safe for work people to enter and clean out, mitigate, and rehab, as long as if they are professional in their training in structures such as this, wearing protective headgear, masks, clothing, harnesses and what-ever else is necessary to achieve their tasks. They must abide by OSHA and EPA guidelines and be knowledgeable as to what those guidelines are. They must avoid dangerous areas of collapse or deterioration until the areas around them are safe.

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All in all, I feel that the building is safe to enter and work, as long as the guidelines are adhered to. Once this is done and permitted, the rest of the design, measurements and assignments of space and construction can be evaluated.

Sincerely yours,

Kenneth H. Kantrowitz, R.A.

Kenneth H. Kantrowitz
Registered Architect

