

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

Complainant.

-VS-

STEPHEN LAWING
1211 ROSEHAVEN DR
MYRTLE BEACH, SC 29577

PIN # 442-05-01-0012 TMS # 180-12-01-013

LEGAL DESCRIPTION: MYRTLE RIDGE; LT 11
SD OF LT 12

PROPERTY LOCATED AT: 1211 ROSEHAVEN DR
MYRTLE BEACH, SC

Respondent.

DATED THIS 15TH DAY OF MARCH, 2023

NOTICES
TO THE PROPERTY OWNER AND
TO THE CITY MANAGER.

A NOTICE OF FAILURE TO COMPLY WITH
BUILDING OFFICIAL'S ORDER AND

A NOTICE THAT THE MANAGER SHALL
NOW PLACE THIS FAILURE TO COMPLY
ON CITY COUNCIL'S AGENDA FOR A RULE
TO SHOW CAUSE HEARING AS TO WHY
THE OWNERS OR PARTIES IN INTEREST
OF PROPERTY KNOWN AS 1211
ROSEHAVEN DR SHOULD NOT BE
ORDERED TO BRING THE PROPERTY INTO
COMPLIANCE WITH ARTICLE 10 OF THE
CODE OF ORDINANCES OF THE CITY OF
MYRTLE BEACH.

DATE OF RULE TO SHOW CAUSE
HEARING BEFORE CITY COUNCIL:
April 11th, 2023.

NOTICE OF FAILURE TO COMPLY WITH BUILDING OFFICIAL'S ORDER:

This notice has been issued due to your failure to make the repairs in the time frame outlined in the Order of Building Official dated May 25th, 2022. As per ordinance, this Notice is being provided to you and the City Manager. The property now becomes subject to a Rule To Show Cause Hearing before the City Council of Myrtle Beach. The City Manager shall now place this matter on the agenda at the second meeting that occurs after the date of this Notice, which is APRIL 11TH, 2023.

**NOTICE OF A RULE TO SHOW CAUSE HEARING:
DATE OF HEARING: APRIL 11TH, 2023**

WHY THE OWNERS OR PARTIES IN INTEREST OF PROPERTY KNOWN AS 1211 ROSEHAVEN DR SHOULD NOT BE ORDERED TO BRING THE PROPERTY INTO COMPLIANCE WITH ARTICLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF MYRTLE BEACH.

**IN RE: HEALTH AND SAFETY CODE VIOLATIONS
UNSAFE STRUCTURES
1211 ROSEHAVEN DRIVE
TMS # 180-12-01-013 / LT 11 SD OF LT 12
MYRTLE RIDGE SECTION, CITY OF MYRTLE BEACH, SC**

YOU ARE HEREBY ORDERED to appear before the City Council of the City of Myrtle Beach, South Carolina, at their regular meeting at the Ted C. Collins Law Enforcement Center, 1101 Oak Street, Myrtle Beach, South Carolina, on April 11th, 2023 at 9:00 a.m. or as soon thereafter as this matter may be heard to show cause, if any, why you should not be ordered and required to have the property identified as 1211 Rosehaven Drive, Tax Map Parcel # 180-12-01-013, SOCASTEE TOWNSHIP; LT 11 SD OF LT 12, of the Myrtle Ridge Section of the City of Myrtle Beach, brought into compliance with the Building Official's Order of May 25th, 2022, which would be in compliance with the applicable provisions of Chapter 10 of the Code of Ordinances of the City of Myrtle Beach by removing or repairing said structure located on the property and cleaning the area of any debris.

You have a right to appear before City Council and be heard. If you should fail to appear or to show proper cause as to why your property should not be brought into compliance, or if you fail to comply with the decision of the City Council after proper hearing, the City Council may cause the building to be demolished, removed or repaired and the area cleaned, with the cost of abatement to be assessed and collected as lien against the property.

**Christopher J. Thompson
Director / Chief Building Official
City of Myrtle Beach, South Carolina**

1211 Rosehaven Drive

TMS # 180-12-01-013 / PIN # 442-05-01-0012

**OWNER:
Stephen Lawing**

EXHIBIT # 1

SITE MAP

horrycounty.org
44205010012

Back to Results >

MYRTLE RIDGE; LT 11 SD OF ...
PIN: 44205010012 / TMS: 1801201013

Owner
LAWING STEPHEN
1211 ROSEHAVEN DR
MYRTLE BEACH SC 29577

Deed Book 3703
Deed Page 1054
District 880 - MYRTLE BEACH
Estimated Acres 0.11 Acres

Primary Building
Estimated Year Built 1965
Finished Area 800 sqft
Bedrooms 2
Baths 1

Taxable Values

Residential Land	\$21,830.00
Residential Impr.	\$24,000.00
Farm Land	\$0.00
Farm Impr.	\$0.00
Farm Use	\$0.00
Other Land	\$0.00
Other Impr.	\$0.00
Total	\$45,830.00

Market Values
Residential Land \$21,830.00

Land Records

Highway 15

HC Imagery

PHOTO SITE # 1



PHOTO SITE # 2



PHOTO SITE # 3



PHOTO SITE # 4



UPDATED PHOTO # 1



UPDATED PHOTO # 2



UPDATED PHOTO # 3



UPDATED PHOTO # 4



UPDATED PHOTO # 5



UPDATED PHOTO # 6



TITLE

PRECISION ABSTRACTING, LLC

TITLE SUMMARY

February 27, 2023
Client: City of Myrtle Beach

Purchaser: None
Owner: Stephen Lawing
Property: Lot 11 of Lot 12 Bik B Myrtle Ridge Section

TMS/PIN: 180-12-01-013 Pin: 442-05-01-0012
Plats: PB: 21/124

Chain of Title:		
Year	Owner	Book/Page
13	Lawing	3703/1054
07	Gibbs	3211/1829
07	Yates	3210/2157 (Warranty & Habendum missing)
03	First National Acceptance Company	2626/25
01	Hager	2349/879 (Deed in Lieu)
98	Bullard	2086/98 (Survivorship)
89	Larimore	1333/804
73	Holmes	4917/60 (Derivation missing)

Mortgages: None found - Please verify 2334/426 (Deed and MTG chain merge at DB 2349/879)

Real Taxes: Paid thru 2022 - See Printouts
Furniture/SCDOR Taxes: None

Restrictions/Easements: None found

Judgements: None

Lis Pendens: None

Other: Life Estate reserved in DB: 1333/804 - Memo file says he is deceased. I do not find an estate for him.

Lis Pendens: 2019-LP-26-01107 (Dismissed- Copies Attached)

Lis Pendens: 2022-LP-26-00361 Time has expired - Copy attached FYI.

Title Searched Through: 2/17/2023
Updated from: 5/10/1973

This report subject to county records being correctly indexed.
This is a courtesy summary, not an opinion of title.
Please review all attached documents.

DEED

Instruments: 2013000103036, DEED BK: 3703 PG: 1054 DOCTYPE: 001 12/10/2013 at 02:18:16 PM, 1 OF 8 COUNTY STAMPS: \$50.30 STATE STAMPS: \$137.80 BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

Prepared By:
Sharon S. Jones, PA
P.O. Box 10011
Clemson, SC 29637

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that JAMES ANDY GIBBS, hereinafter called the "Grantor", in consideration of the sum of FIFTY THREE THOUSAND AND 00/100 DOLLARS (\$53,000.00) to the Grantor in hand paid at and before the sealing of these presents, by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell, and release unto STEPHEN LAWING, his heirs and assigns forever, in fee simple, the following described property, located in Horry County, South Carolina, to-wit:

ALL AND SINGULAR, all that certain lot of land with improvements thereon, situate, lying and being near the Town of Myrtle Beach, Seaside Township, Horry County, South Carolina, shown and designated as Lot 11, of a subdivision of Lot 12, Block B, Myrtle Ridge Section on a map of said section made by Robert L. Gallaway on September 21, 1988, and recorded in the Office of the Registrar of Deeds for Horry County, in Plat Book 21 at Page 124, reference to which is craved as forming a part and parcel hereof.

This being the same property conveyed to James Andy Gibbs by Deed of George A. Yates, dated January 8, 2007 and recorded January 9, 2007, in Deed Book 3211 at Page 1029.

VIOLATIONS

- 302.4 Weeds
- 302.9 Defacement of property
- 304.2 Protective treatment
- 304.6 Exterior walls
- 304.7 Roofs & drainage
- 304.13.1 Glazing
- 304.14 Insect screens
- 305.3 Interior surfaces

VIOLATIONS CONTINUED

- **305.4 Stairs and walking surfaces**
- **305.6 Interior doors**
- **308.1 Accumulation of rubbish or garbage**

EXHIBIT # 2

ORIGINAL LETTER

STATE OF SOUTH CAROLINA
 COUNTY OF HORRY

CHRISTOPHER J. THOMPSON, CBO
 DIRECTOR / CHIEF BUILDING OFFICIAL
 CITY OF MYRTLE BEACH, SOUTH CAROLINA

-VS- Complainant.

STEPHEN LAWING
 1211 ROSEHAVEN DR
 MYRTLE BEACH, SC 29577

PIN # 442-05-01-0012 TMS # 180-12-01-013

LEGAL DESCRIPTION: MYRTLE RIDGE; LT 11 SD OF
 LT 12

PROPERTY LOCATED AT: 1211 ROSEHAVEN DRIVE
 MYRTLE BEACH, SC

Respondents.

NOTICE OF COMPLAINT

TO: PROPERTY OWNER AND OTHER INTERESTED PARTIES.

On May 2nd, 2022 an on-site inspection was made at the address listed above by Jody Lewis, Property Maintenance Inspector, Construction Services Department, City of Myrtle Beach, South Carolina (843-918-1197).

Public tax and land records show that you are the owner or other interested party in connection with the property.

The public officer found the structure / land to be in violation of the Codes and/or Ordinances as adopted by the City of Myrtle Beach in one or more of the following particulars:

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of TWELVE INCHES IN HEIGHT. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.


Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

RETURN RECEIPT OWNER

City of Myrtle Beach
 SOUTH CAROLINA
 P.O. Box 2468 / Myrtle Beach, SC 29578-2

CONSTRUCTION SERVICES

7017 1450 0001 6369 5058



7017 1450 0001 6369 5058

U.S. POSTAGE
 \$ 0.08 36[¢]

CITY OF MYRTLE BEACH RECEIVED
 MAY 17 2022

PIN # 442-05-01-0012
 STEPHEN LAWING
 1211 ROSEHAVEN DR
 MYRTLE BEACH, SC 29577

-R-T-S- 295774322-1N 05/12/22

RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 RETURN TO SENDER

SENDER, COMPLETE THIS SECTION

- Complete forms 1, 2, and 3.
- Print your name and address on the reverse so that we can return this card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

PIN # 442-05-01-0012
 STEPHEN LAWING
 1211 ROSEHAVEN DR
 MYRTLE BEACH, SC 29577

9590 9402 3816 8032 9599 75

7017 1450 0001 6369 5058

COMPLETE THIS SECTION FOR DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Adult Signature Registered Mail
 Registered Mail Restricted Delivery Registered Mail Restricted Delivery Signature
 Certified Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Registered Mail Restricted Delivery Signature Confirmation Restricted Delivery
 Registered Mail Restricted Delivery Signature Confirmation Restricted Delivery

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 Domestic Mail Only

OFFICIAL USE

Official Mail Fee

9505 1450 0001 6369 5058

051222

PIN # 442-05-01-0012
 STEPHEN LAWING
 1211 ROSEHAVEN DR
 MYRTLE BEACH, SC 29577

05/12/2022
 [Signature]

ORDER OF BUILDING OFFICIAL

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON, CBO
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

-VS- **Complainant,**

STEPHEN LAWING
1211 ROSEHAVEN DR
MYRTLE BEACH, SC 29577

PIN # 442-05-01-0012 TMS # 180-12-01-013

LEGAL DESCRIPTION: MYRTLE RIDGE; LT 11 5D OF LT 12

PROPERTY LOCATED AT: 1211 ROSEHAVEN DRIVE
MYRTLE BEACH, SC

Respondents.

Order of Building Official
2022-LP-26-00361

WHEREAS, on May 4th, 2022 an inspection was made by the Construction Services Department of Myrtle Beach identifying the following Property Maintenance Code Violations:

- 302.4 Weeds.
- 302.9 Defacement of property.
- 304.2 Protective treatment.
- 304.6 Exterior walls.
- 304.7 Roofs and drainage.
- 304.13.1 Glazing.
- 304.14 Insect screens.
- 305.3 Interior surfaces.
- 305.4 Stairs and walking surfaces.
- 305.6 Interior doors.
- 308.1 Accumulation of rubbish or garbage.

RETURN RECEIPT OWNER



City of Myrtle Beach
SOUTH CAROLINA
P.O. Box 2468 / Myrtle Beach, SC 29577



7017 1450 0001 6369 2796



US POSTAGE
\$ 007.33⁹



PIN # 442-05-01-0012
STEPHEN LAWING
1211 ROSEHAVEN DR
MYRTLE BEACH, SC 29577

Recycled Paper

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIN # 442-05-01-0012
STEPHEN LAWING
1211 ROSEHAVEN DR
MYRTLE BEACH, SC 29577



9590 9402 3816 8032 9888 48

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: X Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service type:
 - Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

OFFICIAL USE

1. Article Description	_____
2. Return Receipt Form(s)	_____
3. Return Receipt Form(s)	_____
4. Certified Mail Restricted Delivery	_____
5. Adult Signature Restricted Delivery	_____

POSTAGE PIN # 442-05-01-0012
STEPHEN LAWING
1211 ROSEHAVEN DR
MYRTLE BEACH, SC 29577

PS Form 3811, July 2015 PSN 7530-02-600-9053

Domestic Return Receipt

EXHIBIT # 3

NOTICE OF FAILURE TO COMPLY

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

Complainant.

-VS-

STEPHEN LAWING
1211 ROSEHAVEN DR
MYRTLE BEACH, SC 29577

PIN # 442-05-01-0012 TMS # 180-12-01-013

LEGAL DESCRIPTION: MYRTLE RIDGE; LT 11
SD OF LT 12

PROPERTY LOCATED AT: 1211 ROSEHAVEN DR
MYRTLE BEACH, SC

Respondent.

DATED THIS 15TH DAY OF MARCH, 2023

NOTICES
TO THE PROPERTY OWNER AND
TO THE CITY MANAGER.

A NOTICE OF FAILURE TO COMPLY WITH
BUILDING OFFICIAL'S ORDER AND

A NOTICE THAT THE MANAGER SHALL
NOW PLACE THIS FAILURE TO COMPLY
ON CITY COUNCIL'S AGENDA FOR A RULE
TO SHOW CAUSE HEARING AS TO WHY
THE OWNERS OR PARTIES IN INTEREST
OF PROPERTY KNOWN AS 1211
ROSEHAVEN DR SHOULD NOT BE
ORDERED TO BRING THE PROPERTY INTO
COMPLIANCE WITH ARTICLE 10 OF THE
CODE OF ORDINANCES OF THE CITY OF
MYRTLE BEACH.

DATE OF RULE TO SHOW CAUSE
HEARING BEFORE CITY COUNCIL:
APRIL 11TH, 2023.

NOTICE OF FAILURE TO COMPLY WITH BUILDING OFFICIAL'S ORDER:

This notice has been issued due to your failure to make the repairs in the time frame outlined in the Order of Building Official dated May 25th, 2022. As per ordinance, this Notice is being provided to you and the City Manager. The property now becomes subject to a Rule To Show Cause Hearing before the City Council of Myrtle Beach. The City Manager shall now place this matter on the agenda at the second meeting that occurs after the date of this Notice, which is APRIL 11TH, 2023.

NOTICE OF RTSC HEARING


NOTICE OF A RULE TO SHOW CAUSE HEARING:
DATE OF HEARING: APRIL 11TH, 2023

WHY THE OWNERS OR PARTIES IN INTEREST OF PROPERTY KNOWN AS 1211 ROSEHAVEN DR SHOULD NOT BE ORDERED TO BRING THE PROPERTY INTO COMPLIANCE WITH ARTICLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF MYRTLE BEACH.

IN RE: HEALTH AND SAFETY CODE VIOLATIONS
UNSAFE STRUCTURES
1211 ROSEHAVEN DRIVE
TMS # 180-12-01-013 / LT 11 SD OF LT 12
MYRTLE RIDGE SECTION, CITY OF MYRTLE BEACH, SC

YOU ARE HEREBY ORDERED to appear before the City Council of the City of Myrtle Beach, South Carolina, at their regular meeting at the Ted C. Collins Law Enforcement Center, 1101 Oak Street, Myrtle Beach, South Carolina, on April 11TH, 2023 at 9:00 a.m. or as soon thereafter as this matter may be heard to show cause, if any, why you should not be ordered and required to have the property identified as 1211 Rosehaven Drive, Tax Map Parcel # 180-12-01-013, SOCASTEE TOWNSHIP; LT 11 SD OF LT 12, of the Myrtle Ridge Section of the City of Myrtle Beach, brought into compliance with the Building Official's Order of May 25TH, 2022, which would be in compliance with the applicable provisions of Chapter 10 of the Code of Ordinances of the City of Myrtle Beach by removing or repairing said structure located on the property and cleaning the area of any debris.

You have a right to appear before City Council and be heard. If you should fail to appear or to show proper cause as to why your property should not be brought into compliance, or if you fail to comply with the decision of the City Council after proper hearing, the City Council may cause the building to be demolished, removed or repaired and the area cleaned, with the cost of abatement to be assessed and collected as lien against the property.


Christopher J. Thompson
Director / Chief Building Official
City of Myrtle Beach, South Carolina

RETURN RECEIPT OWNER

USPS Tracking®

FAQs

Tracking Number:

Remove

70160910000174595546

Copy Add to Informed Delivery (<https://informeddelivery.usps.com/>)

Latest Update

Your item was returned to the sender on March 20, 2023 at 3:25 pm in MYRTLE BEACH, SC 29577 because the address was vacant or the business was no longer operating at the location and no further information was available.

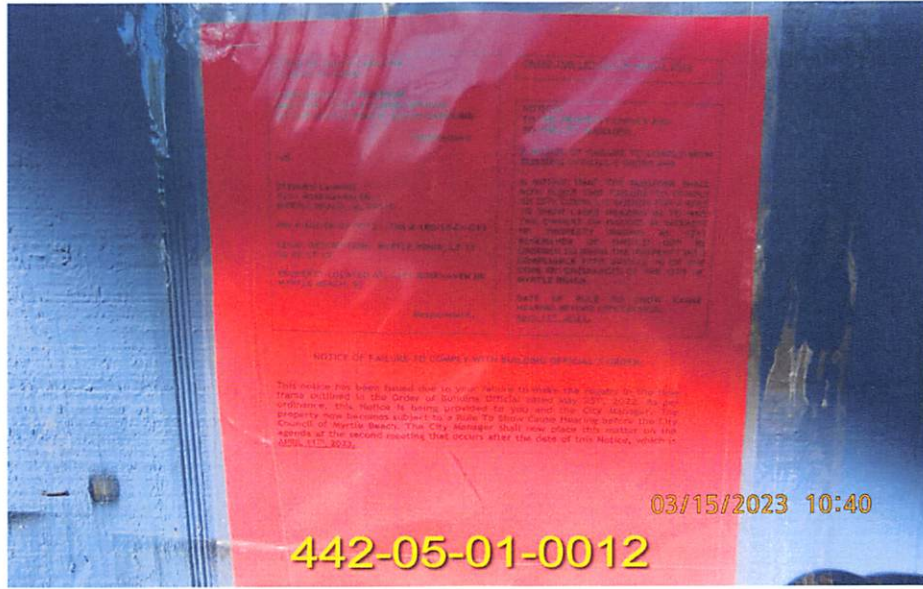
Get More Out of USPS Tracking:
USPS Tracking Plus®

Alert
Vacant
MYRTLE BEACH, SC 29577
March 20, 2023, 3:25 pm

Out for Delivery
MYRTLE BEACH, SC 29577
March 20, 2023, 7:46 am

See All Tracking History

RTSC POSTED ON SITE



RTSC IN SUN NEWS


 Democrat - Herald
 Publisher: Robert C. ...
 Editor: ...
 Managing Editor: ...
 Circulation Director: ...
 President: ...

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36820	396974	Print Legal Ad-IPL0143640 - IPL014364		\$375.40	2	17 L

Attention: Ms. Ruth Garigen
 CITY OF MYRTLE BEACH/LEGALS
 PO BOX 2608
 DENISE MCKINNEY - A/P
 MYRTLE BEACH, SC 29578

STATE OF SOUTH CAROLINA, COUNTY OF HORRY
 I, Tara Pennington, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the files of the County Clerk of Horry County, South Carolina.

State of South Carolina
 County of Horry

I, Tara Pennington, makes oath that the advertisement, was published in the Sun News, a newspaper published in Myrtle Beach, State and County aforesaid, in the issue(s) of

2 insertion(s) published on:
 03/17/23, 03/24/23

Tara Pennington

Sworn to and subscribed before me this 24th day of March in the year of 2023

Stephanie Hatcher
 Notary Public in and for the state of Texas, residing in Dallas County

STEPHANIE HATCHER
 My Notary ID # 133534406
 Expires January 14, 2026

Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

MARKET VALUE

- Land \$ 21,830
- Structure 24,000

- Total Value \$45,830

CLOSING STATEMENT

NOW THEREFORE, I request that the Council issue its Order of Abatement, and The City Council does herein make the following findings of fact and conclusions of law:

1. Based upon the enabling legislation in Title 31 and Title 5 of the South Carolina Code of Laws, the City may address unsuitable structures, and abate public nuisances.
2. The City has enacted a process to address public nuisances in Chapter 10 of its Code, and authorized the Building Official to investigate and seek enforcement, under Chapters 6 and 10 of the City Code.
3. The evidence establishes adequate investigation, and reflects ample notice to the owner and/or the parties in interest to the addresses that they have provided to the public record of Horry County.
4. The evidence establishes that the Building Official has provided opportunities to contest the findings, be heard and address the problems identified and the owner and/or parties in interest have failed to do so.
5. As a result of the owner's and/or parties' in interest failure to address the Building Officials complaint, the Building Official is compelled to place this matter before Council and this City Council has provided this hearing for the owners and parties in interest to appear and be heard.
6. Based on the evidence presented to the City Clerk at the hearing, and our findings on the credibility of the witness(es), the evidence shows that the building and/or grounds are in violation of the International Property Maintenance Code as adopted in Chapter 6, and referenced in Chapter 10 of the City Code, and the violations constitute a public nuisance affecting public health, safety and welfare, as defined in Chapter 10.

CLOSING STATEMENT

PAGE 2

7. While the cost of compliance **CANNOT** be made at a reasonable cost in relation to the building value, and that repairs or demolition are necessary for the public welfare, the burden of performing the necessary repairs or demolition is the sole responsibility of the owner, and that any repairs or demolition contemplated by the City would be in its legislative discretion, and should repairs not be made, the City may demolish. In light of the legal complications, risks and liabilities arising acting as a contractor, the city shall not refurbish, repair, remodel any interior of a structure. In its discretion, the City may board any structure and make weather tight.
8. Council herein orders the owners and/or parties in interest to get the necessary permits within twenty (20) days to make the necessary repairs to bring the building into compliance with the IPMC, or demolish.
9. The permit shall become invalid unless work on site is commenced within thirty (30) days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of thirty (30) days after the time the work is commenced, as determined by the Building Official.
10. If the permit is not issued or it becomes invalid as set forth above, the City Manager is authorized and directed to execute one or more contracts to either bring the structure into compliance or demolish the structure and take all actions permitted by law to collect the cost of such contracts from the owner or parties in interest, including as necessary the filing of a lien against the property, and bringing that lien to judgment so that the property may be sold for the collection of costs.