



2/6/2023

DAVENPORT HOTEL LLC
PO BOX 611
BETTENDORF IA 52722-7544

COMPLAINT NOTICE AND ORDER

Re: 324 MAIN ST

Parcel: L0007-24

Re-inspection Scheduled: 2/28/2023, 10:30:00 AM

Dear Property Owner/Manager,

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) /building(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation

Fire Code-Fire door(s) missing/deteriorated/inoperable/blocked open

Description

Repair/replace the fire door(s) to original/approved working condition. Fire door(s) are required to be operational at all times, never blocked open, and maintained in good working condition. The fire door(s) must be self-closing to a latchable position and fire rated as required. ****Correct immediately****

Notes

* MAKE ALL FIRE DOORS IN HALLWAYS AND EXIT STAIRWELLS OPERABLE AND SELF CLOSING TO MEET CITY FIRE CODE

Violation

Fire Code-Fire exit(s)/stairway(s) obstructed

Description

Remove any/all obstruction from the exit(s)/stairway(s) and maintain the area(s) in a clear/un-obstructed condition. ****Correct immediately****

Notes

* REMOVE ALL TRASH, DEBRIS, INDOOR FURNITURE, BARRICADES AND ALL OTHER ITEMS STORED IN STAIRWELLS.

Violation

Fire Code-Lack of/improper illumination of exit signage

Description

Repair/install the exit sign(s) to code. Auxiliary illumination is required in the event of a power failure for buildings containing 24 units or more. **Correct immediately**

Notes

* REPAIR ALL INOPERABLE EXIT LIGHTING IN HALLWAYS AND STAIRWELLS.

Violation

Electrical-Lack of/improper hallway illumination

Description

Repair/replace all lighting in the hallway(s) to provide adequate hallway illumination as required by code.

Notes

* REPAIR AND REPLACE DAMAGED OR INOPERABLE EGRESS STAIRWELL LIGHTING

Violation

Fire Code-Lack of/inoperable backup exit lighting

Description

Repair/replace/install the emergency lighting required to provide adequate automatic illumination of all exits in the event of a power failure.

Notes

* REPLACE ALL DAMAGED AND INOPERABLE BACK-UP LIGHTING ON ALL FLOORS, STAIRWELLS AND BASEMENT AREA

Violation

Fire Code-Failure to Provide Report/Deteriorated/inoperable alarm system

Description

Have the alarm system tested and/or repaired. Alarm systems must be tested annually. Provide our office with a statement from a qualified alarm system/protection company that the system has been tested and is operating properly. **Correct immediately**

Notes

* REQUIRED 5 YEAR FIRE/SPRINKLER SYSTEM INSPECTION REPORT OVERDUE.

Violation

Fire Code-Outdated fire extinguisher(s)

Description

Have an approved fire protection company service the past due extinguisher(s). This must be done on a yearly basis and the extinguisher(s) must have a tag showing the date of the service and the name of the servicing company. **Must be corrected within 7 days of the date cited**

Notes

* UNDATE FIRE EXTINGUISHERS ON ALL 6 FLOORS AND BASEMENT AREA

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. It is your responsibility to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable. Also, you should promptly notify and other party which has a legal interest in this property of this notice and order.

FAILURE TO COMPLY WITH THIS NOTICE AND ORDER MAY RESULT IN THE AFFECTED DWELLING UNIT(S) BEING TAGGED/ORDERED VACATED AND/OR A MUNICIPAL INFRACTION CITATION BEING ISSUED ORDERING YOU TO APPEAR IN SCOTT COUNTY DISTRICT COURT.

If there are any questions, please contact the Public Works office at 563-326-7923.

Respectfully,

ANTHONY HAUT
Code Enforcement Officer
Neighborhood Services Department
563-328-6781 Tony.Haut@davenportiowa.com
Ref #23-6918