

Palace Hotel Inspection 9/29/2023



SMITH ST



SMITH ST



SMITH ST



SMITH ST



SMITH ST



SMITH / N SCHOOL ST



N SCHOOL ST



N SCHOOL ST



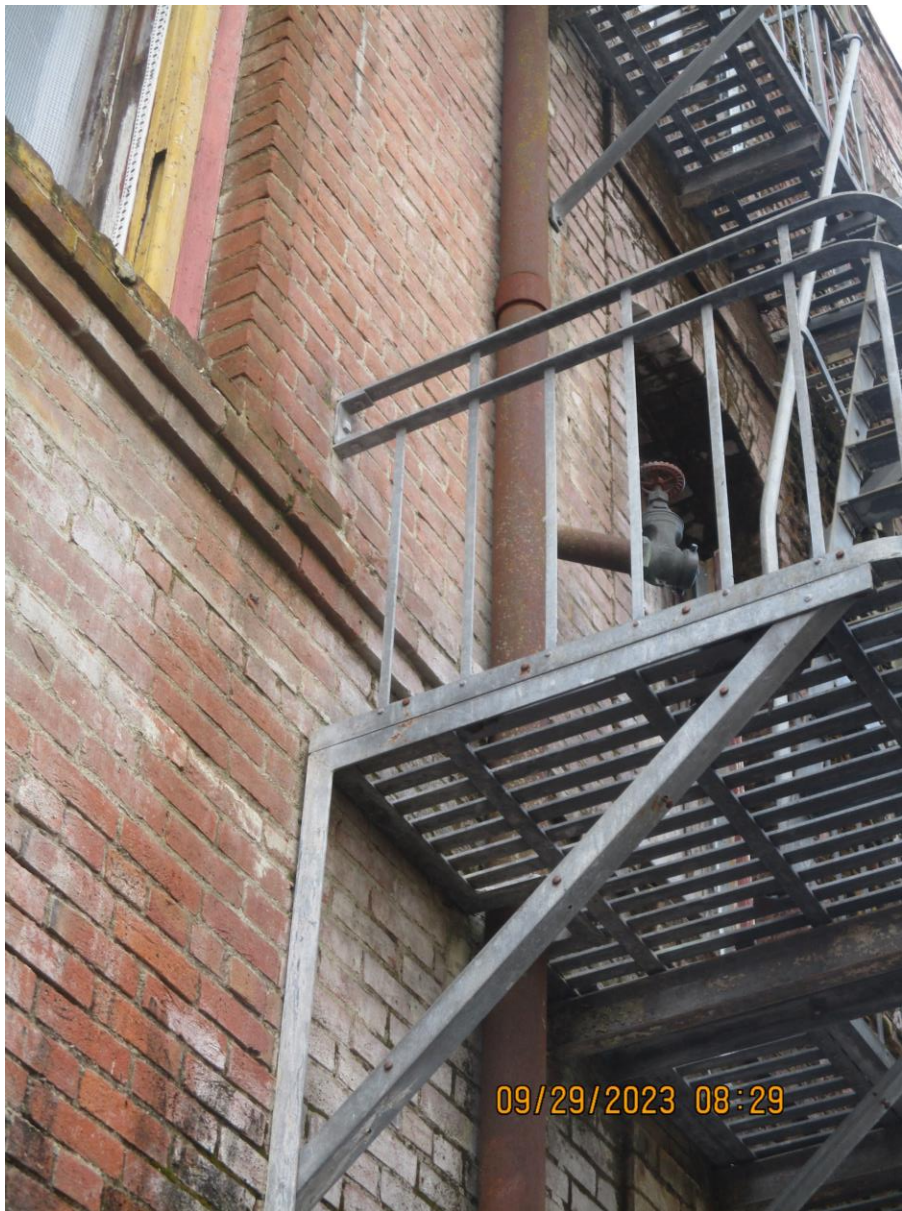
N SCHOOL ST



SCHOOL ST



SMITH ST FDC



SMITH ST FDC AND STANDPIPE



SMITH ST



FAILING MORTAR THROUGHOUT BUILDING

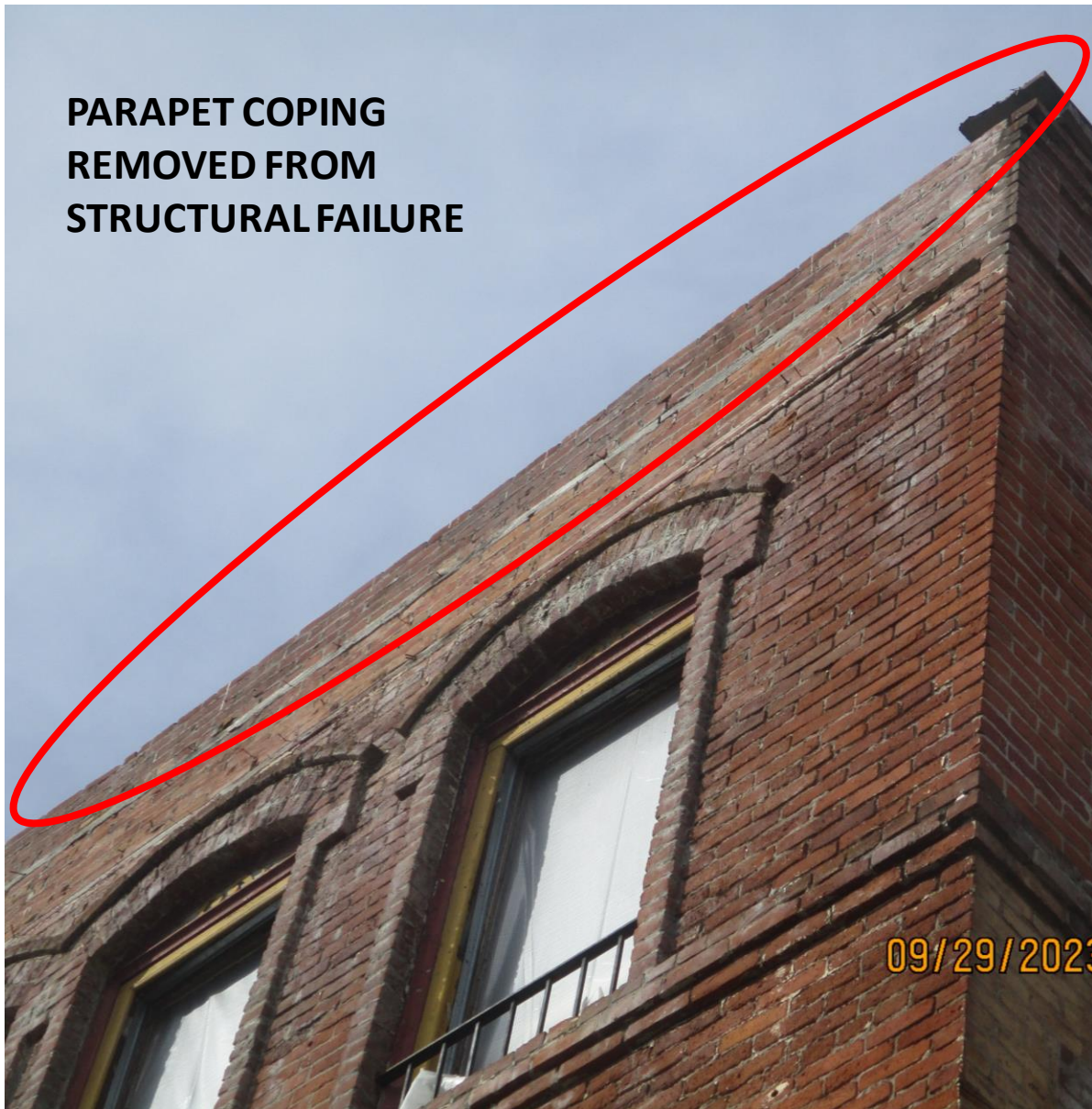


STATE ST



SMITH ST

PARAPET COPING
REMOVED FROM
STRUCTURAL FAILURE



STATE ST



LEAD GLASS FAILURE STATE ST



STATE ST



STRUCTURAL FAILURE AND PARTIAL COLLAPSE OF THE ATRIUM ROOF. LOCATION 1 FLOOR.



**ROOF FROM ABOVE
2ND FLOOR**



1ST FLOOR: 2ND FLOOR STRUCTURAL FAILURE



09/29/2023 08:55



1ST FLOOR LOOKING AT 2ND FLOOR, AT STATE ST SIDE OF BUILDING. FLOOR JOIST STRUCTURAL FAILURE



1ST FLOOR LOOKING AT 1ST FLOOR, AT STATE ST SIDE OF BUILDING. FLOOR JOIST STRUCTURAL FAILURE



1ST FLOOR. AT STATE ST SIDE OF BUILDING. BRICK WALL STRUCTURAL FAILURE



1ST FLOOR LOOKING AT 2ND FLOOR, AT STATE ST SIDE OF BUILDING. FLOOR JOIST STRUCTURAL FAILURE



1ST FLOOR LOOKING THROUGH ATRIUM, FLOOR JOIST STRUCTURAL FAILURE, AND OPEN TO WEATHER.



1ST FLOOR BRICK WALL STRUCTURAL FAILURE



2ND FLOOR LOOKING AT WEATHER PROOFING FAILURE



2ND FLOOR, FLOOR JOIST STRUCTURAL FAILURE, AND ROT



**OPEN FRAMING AT ALL OF
2ND FLOOR**
09/29/2023 09:06



09/29/2023 09:05

2ND FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED



2ND FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED







2ND FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



2ND FLOOR FIRE HAZARD EXPOSED WOOD

2ND FLOOR COLLAPSED ATRIUM FROM ABOVE





09/29/2023 09:14



3RD FLOOR COLLAPSED ATRIUM FROM ABOVE



3RD FLOOR STATE ST SIDE: FLOOR JOIST STRUCTURAL FAILURE, AND ROT

WALL STUDS BUCKLING FROM STRUCTURAL INSTABILITY ABOVE



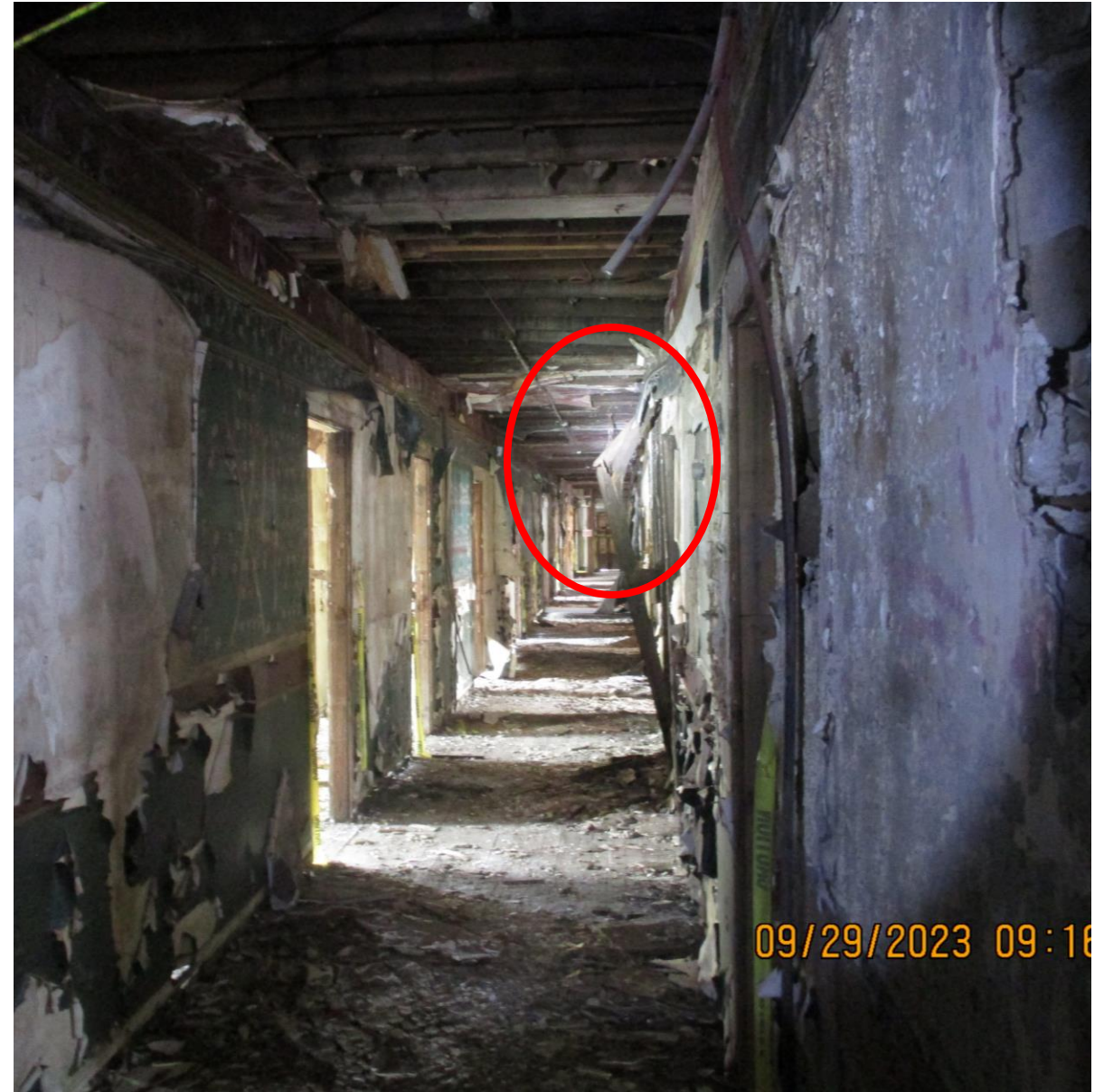
09/29/2023 09:21



3RD FLOOR STATE ST SIDE: FLOOR JOIST STRUCTURAL FAILURE, AND ROT



3RD FLOOR STATE ST SIDE: FLOOR JOIST STRUCTURAL FAILURE, AND ROT



WALL STUDS BUCKLING FROM STRUCTURAL INSTABILITY ABOVE



09/29/2023



09/29/2023

2nd FLOOR LOOKING AT 3rd FLOOR. FLOOR JOIST STRUCTURAL FAILURE



3rd FLOOR LOOKING AT 2ND FLOOR ATRIUM. FLOOR JOIST/ROOF STRUCTURAL FAILURE



3RD FLOOR: OPEN TO WEATHER



STRUCTURALLY COMPROMISED FLOOR



3RD FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH ST SIDE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH/STATE . DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH/STATE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH/STATE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, SMITH/STATE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, STATE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE



3RD FLOOR UNEVEN AND COMPROMISED, STATE. DRY-ROT FLOOR ALSO COMPROMISED, STRUCTURAL FAILURE

FIRE
EXTINGUISHER

FIRE
EXTINGUISHER

09/29/2023 09:47



1ST FLOOR BRICK WALL STRUCTURAL FAILURE

09/29/2023 10:02



PLEASE TAKE NOTICE that on 09/29/23, an inspection of the interior and exterior of the above-referenced property was performed with the owner representative present. The inspection team was made up of the Chief Building Official, the Fire Chief, and two Battalion Chiefs. The determinations made by the inspection team are as follows.

1. The building at 272 N State St. is structurally unsound, deteriorated, and constitutes a menace to public safety. Since the City Council findings adopted by Resolution No. 2015-07, a true and correct copy of which is attached to this Notice, the condition of the building has deteriorated to such an extent that it poses an imminent risk of collapse endangering life, limb, health, and property of the public.
2. The condition of the above property has been deemed a public nuisance due to its hazardous condition and immediate action is necessary to abate the nuisance to protect public safety.

As a result of the above-described conditions, the historical significance of this building cannot impede the protection of public safety which is of paramount importance. You must take all necessary steps to ensure the safe and timely demolition or stabilization of this building.

In accordance with Section 116.1 of the 2022 California Building Code, YOU ARE HEREBY NOTIFIED: that the City of Ukiah is hereby issuing a formal order requiring you as the property owner and managing member of the owner to initiate the demolition or stabilization of the structurally unsound building. Respond to this notice with a permit application and your proposed plan within 30 days.



Staff recommended action as follows:

The Chief Building Official recommends issuing a notice under the authority of Sections 116 and 117 of the 2022 California Building Code to the Building owner and its managing member to submit within 30 days after service of the order a plan and application for permits to stabilize and demolish the hotel structure.

The plan must include interim measures to prevent damage to persons or property and a reasonable timeline for completing the work. In the alternative, the notice will allow the property owner to submit a study from a California licensed structural engineer providing an alternative to demolition that will abate the imminent risk of collapse posed by the structure's current condition and applications for the permits required to perform the work recommended by the study.