

Fact Sheet

Dangerous Building Complaint

November 14, 2008

- Mr. Wlodylo was granted a standard two year building permit on June 12, 2006 for demolition and replacement of a portion of the existing building, and replacement of the entire foundation at his 173 Highland Avenue home.
- At the conclusion of the two year permit only the demolition had been accomplished.
- The demolition had been done such that the structural integrity of the building had been significantly compromised.
- On June 6, 2008 Mr. Wlodylo's building permit was conditionally extended for a ninety day period. The conditions focused Mr. Wlodylo's immediate attention on those items relating to the structural integrity of the building.
- At the conclusion of the 90 day extension, an inspection by CEO Dave Cichowski revealed that no work had been accomplished to address concerns about the integrity of the structure. Therefore, prior to offering an additional 90 day extension a structural engineer was asked to inspect the property to provide a professional opinion of the condition of the building. The engineer's report identifies significant risks of structural collapse due to the current condition of the residence. These risks present a potential hazard to the Wlodylo family and to abutting property owners and members of the general public.
- A second conditional 90 day extension of Mr. Wlodylo's building permit was offered by the City on October 2, 2008 with the same focus on structural integrity, but with the additional information provided by the professional engineer's opinion.
- Mr. Wlodylo has refused to accept the conditions attached to the second building permit extension. Without Mr. Wlodylo's acceptance of those conditions, the City has no assurance that the safety issues documented by the engineer's report will be addressed in a timely manner.
- With a professional engineer's report in hand that documents significant uncorrected safety concerns, the City is seeking to obtain Mr. Wlodylo's attention to these safety issues. The City Council unanimously directed that the City Solicitor pursue corrective measures, in the form of a dangerous building complaint in Superior Court. The City's complaint asks the court to order Mr. Wylodlo to make the necessary corrections within 90 days of the court's order. The dangerous building complaint does not seek fines or an order of demolition. The City's sole intent by

this action is to address the safety of Mr. Wlodylo and his family, neighboring property owners and the general public.

- Requests for extensions beyond the standard two year period for building permits are extremely unusual. We can find two such requests in the recent past. The overwhelming majority of projects, regardless of scale, scope, methods or resources, are completed within the original permit period.

Statement by Jeff Kobrock

The City of Gardiner has filed a complaint in Kennebec County Superior Court against Peter Wlodylo. The City Council voted unanimously on November 5, 2008 to direct the City Solicitor to pursue serious safety issues independently documented at the Wlodylo residence.

The sole objective of the Superior Court complaint is to correct safety issues at the Wlodylo residence. These safety issues have been independently documented by a professional engineer with substantial experience in building design and construction. The City has attempted to focus Mr. Wlodylo's attention on these documented safety issues with no success. This result leaves the City with no option but to further pursue correction of these safety issues. The City has turned to Superior Court as an independent authority that will fairly determine appropriate corrective measures. Regardless of how the City's action may be characterized, our sole intent is to fulfill our obligation to address the safety of the Wlodylo family and the surrounding neighborhood.