

May 7, 2003

Kingsway Cathedral
Attn: Rev. David Brown, Pastor
Rev. William O. Jenkins, Registered Agent
901 19th Street
Des Moines, IA 50314

Re: Notice of Damaged Building
901 19th Street
Des Moines, Iowa

Dear Reverend Brown:

This letter is follow-up to our conversations, and to reiterate our concerns outlined in our notice of February 6, 2003.

This office has received notice that the building referenced above has suffered distress and some failure of building systems. Dale Smith, a licensed structural engineer, has performed a detailed analysis of the building. A copy of that report has been made available to this office.

We have reviewed that document, and are of an opinion that repairs are necessary to restore the building to a serviceable condition. Please note that our original notice of February 6, 2003 indicated the following steps. The current status of these steps as of this date is immediately following each item:

Immediately vacate all portions of the building identified by the structural engineers' report as being structurally unsafe or hazardous. These building portions shall remain unoccupied for any purpose except for evaluation and repairs until repairs are permitted, completed, inspected and approved in accordance with city code.

This step has been performed, and the building remains unoccupied.

Immediately secure from public access those portions of the exterior of the building in the vicinity of the parapets, windows and roof-mounted cross that the structural engineer has identified as having questionable integrity. A chain link fence having a minimum height of 6 feet must secure these areas, and shall be adequately supported. The fence shall be placed a distance from the exterior wall no less than 1/4 of the height of the structure (or as otherwise directed by an Iowa Licensed Structural Engineer), and shall return to the walls of the building. This fencing shall be installed within one week of receipt of this notice. If such fence obstructs any portion of the public right-of-way, obstruction permits must be obtained from this office, with appropriate bond and insurance. If closure of portions of the street is necessary, barricades, flashers, and illuminated directional signage shall be installed in a manner appropriate for an arterial street, and acceptable to the Traffic and Transportation Division of the City Engineers office.

This step has been performed, and the site remains secured. Please note that a valid obstruction permit must remain in place until the exterior concerns are remedied, and the fencing removed. Appropriate fees must be paid to continue the validity of this permit. Our records show that an obstruction permit was obtained February 11, 2003, authorizing obstruction duration of 2 months. That permit was dated April 11, 2003, and has since expired. A new obstruction permit must be obtained immediately.



PERMIT AND
DEVELOPMENT CENTER
ARMORY BUILDING
602 EAST FIRST STREET
DES MOINES, IOWA 50309-1881
(515) 283-4200

ALL-AMERICAN CITY 1949, 1976, 1981

The structure must be evaluated and a detailed report prepared by an Iowa Licensed Structural Engineer. A copy of this report shall be prepared and submitted to this office as soon as practical, but no later than 30 days. The report must detail all repairs necessary to restore the integrity of the building and its elements and appendages. All work must be performed under the guidance and supervision of an Iowa Licensed Structural Engineer and this office.

This report shall address temporary and permanent measures as necessary, with an immediate goal to protect the public way and the general public at large, and a longer-term goal to restore the building to safe occupancy. Such immediate goal repairs shall be initiated within 30 days, and completed within a reasonable time thereafter. Timing of the repairs for restoration of occupancy shall be determined based on the information provided in the report.

This report has been submitted, partially satisfying our concerns. We have reviewed the content of the report, and find that it outlines repairs that are needed to restore the structure to a safe condition. To date, repairs have not been initiated as required by the above citation. Further no commitment to restore or repair the building has been submitted.

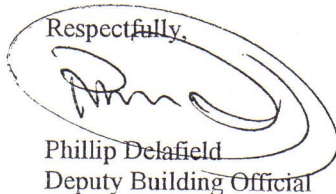
Please be advised, under the provisions of the International Building Code Section 3401.2, as adopted by Chapter 26 of the Municipal Code, a property owner has the responsibility to maintain their structures in compliance with the code. A review of our records indicates that there has been as yet no application for Building Permit to restore this integrity of the building. You will note that our original report required that repairs be initiated within 30 days following submission of the report. That deadline expires today, and we desire that such repairs be undertaken expeditiously.

Please advise as to your intentions with respect to this issue. If there are extenuating circumstances that prevent you from making full repairs to this structure at this time, please outline your reasoning and circumstances, and present this office with your timetable. In any event, immediate measures must be undertaken to remove the hazards to the general public, as outlined in the detailed report prepared by Dale Smith. If further investigation has revealed that these concerns are no longer warranted, please provide details of that evaluation.

You should also be aware, failure to take the actions outlined in this notice may be cause for further action. The city will take all actions allowed by law to cause the abatement of any hazards associated with this property.

If you have any questions regarding this matter feel free to contact me at 515-283-4239.

Respectfully,



Phillip Delafield
Deputy Building Official

cc: James W. Johnson Permit and Development Administrator /Building Official
Roger Pitts Building Inspector
Vicky Long-Hill Assistant City Attorney
Dale M. Smith Structural Engineer