



CITY OF TOPEKA

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MEMORANDUM

Date: April 21, 2021

To: Mike Haugen, Director of Code Services

From: Richard Faulkner, Building Official

Subject: White Lakes Mall; 3600 SW Topeka Blvd; Unsafe Structure

I inspected the subject property on April 14, 2021 to determine its condition based on the 2015 International Building Code (IBC) in relationship to an Unsafe Structure. Section 116.1 of IBC states:

UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

No Water. An inspection of the structure known as the White Lakes Mall reveals that there is no water supplied to the facility which means the bathroom facilities cannot operate correctly. In the event the public were allowed entry into the structure they would not be able to use the bathroom facilities. If the public were to use the bathrooms, which do not have running water, this would cause an unsanitary condition. Also all the bathroom fixtures have been removed or destroyed in place.

Debris; No Lighting. Throughout the structure ceiling tiles have been removed and thrown about the floor, which has caused the floor to be uneven and covered with tripping hazards throughout the structure. The path for entering and exiting a building should be clear and free of tripping hazards. Also, there are no exit lights illuminating building exits. The absence of a clear path of travel and clearly marked exits constitute a fire hazard.

No Electricity. There is no electrical power to the structure so there is no lighting throughout the structure. Along with the fallen ceiling tiles on the floor, there are pieces of metal on the floor with sharp edges that could injure someone if they fall while walking around in the dark. There are also pieces of the ceiling support structure that are dangling from the ceiling to the ground which also makes it dangerous when walking through the building. These conditions make it unsafe to walk around in the structure.

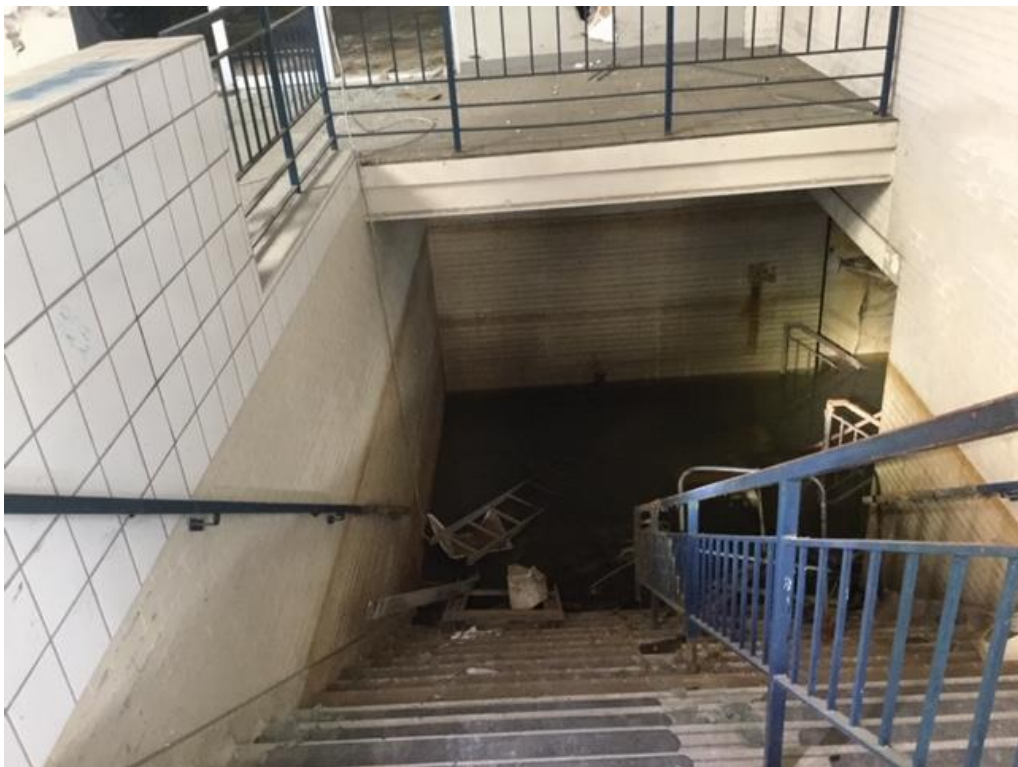
Collapsed Roof: A large section of the roof, on the east side of the structure, has been destroyed by fire and has collapsed into the structure. This has exposed the interior of the building to the outside elements. The inside elements of the building are not designed to withstand the outside weather conditions. The outside weather conditions are causing the interior elements to deteriorate. As long as the roof is missing it is inevitable that the interior of the structure will continue to deteriorate.

Mechanical Systems; Mold: With the ceiling tiles removed, the duct work for the ventilation system is exposed. All of the overhead ventilation has been destroyed or removed so the required ventilation cannot be maintained. The mechanical systems that run the ventilation systems are located in the basement which has three feet of water. This water has caused the mechanical system to stop working. Moreover, the water in the basement compromises the foundation of this building which will fail eventually. Without proper ventilation the water is causing mold to build up in the building which is an unsafe condition for the public.

Conclusion. Based on my inspection, it is my opinion that the structure is unsafe for human occupancy and should be demolished or made safe.



Debris on floor, dangling ceiling supports, and mold on walls



Stairway leading to basement that is full of water



Debris all over the floor ceiling tiles missing windows broken out



Windows broken out ceiling tile removed ceiling support structure destroyed.



Roof destroyed by fire collapsed inside building



Debris all over floor ceiling supports dangling from ceiling holes in walls



Roof destroyed by fire debris all over floor load bearing walls compromised



Roof supports collapsed load bearing walls collapsed



Dismantled ventilation duct, dangling ceiling supports



No light debris spread out over the floor ceiling support dangling



Debris all around hole in wall ceiling supports dangling



Dangling duct system dangling light fixture dangling ceiling supports floor covered with debris