



CITY OF SPOKANE
CODE ENFORCEMENT
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SPOKANE, WASHINGTON 99201-3343
509.625.6300
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spokaneneighborhoods.org

November 6, 2019

ORDER OF BUILDING OFFICIAL
CERTIFIED MAIL

Secured Investment Corp
701 E Front St 2nd floor
Coeur D'Alene, ID 83814

RE: BUILDING OFFICIAL'S HEARING ON COMPLAINT OF A SUBSTANDARD AND ABANDONED HOUSE AND GARAGE AT 5510 N HAVEN, SPOKANE, WASHINGTON 99208

PARCEL NO: 36342.2206

**LEGAL DESCRIPTION: HILLYARD 2ND ADD N55FT LTS 7-8 BLK 46
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On October 29, 2019, a hearing was held before me as Building Official for the City of Spokane, regarding the substandard and abandoned house and garage at 5510 N Haven Street, City of Spokane, County of Spokane, State of Washington. The hearing was held in accordance with Section 17F.070.440 of the Spokane Municipal Code.

At the hearing, evidence of ownership and condition of this property was presented by the Spokane Code Enforcement Department. After careful review and deliberation on the above I concluded as follows:

REPORT SUMMARY

At the October 29, 2019 hearing, staff reported that the previous record is on file and available by a public records request.

Staff reported that on May 1, 2019 staff spoke with [REDACTED] sister in law of the listed owner via telephone. The hearing process, information about rehab or demo options, and sale were discussed.

Staff reported that on July 3, 2019 staff spoken with [REDACTED], father of the listed owner via telephone. He was inquiring about money owed on the house in terms of liens and taxes. Staff provided the County Treasurers contact information. He also spoke about the family is trying to get things moving with the house and vehicle on site.

Staff reported that during the October 23, 2019 site visit, staff observed the following conditions. There is solid waste and exterior storage at the front of the house and near the garage. There are multiple boarded windows on the house. The front porch is dilapidated and slopes severely towards the house. The porch appears to be inadequately supported by posts and blocks that do not appear to be anchored or stable. The roof is bowing and there is missing trim. Siding and trim on the house and garage is heavily weathered. Some windows have bare wood trim. The garage has missing or deteriorating siding that exposes wall framing to the weather. Water is off and power meter had a red tag, indicating power is off. There are no active permits on file. "Do not occupy" signs remain in place on the house and garage. There is a vehicle parked next the house which has broken windows.

At the October 29, 2019 hearing, new owner Lee Arnold testified that he had just closed on the sale of the house the previous week. He had an associate provide cell phone photos of the interior conditions of the house. The plan is to have the house cleaned up in the next week, then proceed to get permits and begin the rehabilitation of the house.

FINDINGS

In conclusion the building is found to be substandard as defined by Section 17F.070.400 of the Spokane Municipal Code, due to:

- A. Dilapidation: exterior decay, water damage. Findings: The front porch is dilapidated and bowing. The porch does not appear to be adequately supported. The roof overhang over the porch bows as well. Fascia is missing on the front of the roof that exposes roof framing to the weather. The garage is dilapidated and the interior of the garage is exposed to weather.
- B. Structural defects: foundation, wall and roof framing. Findings: The front porch appears to be unstable and is leaning. The roof over the front porch bows.
- C. Unsanitary conditions: waste accumulation, health hazards. Findings: Code Enforcement has an active solid waste case at the property and there has been no response from the owner.
- E. Inadequate weatherproofing: siding, roofing, glazing. Findings: Siding and trim is heavily weathered on the house and garage. There are missing pieces of siding on the garage that expose wall framing. The garage door is missing. There are multiple boarded windows on the house. All this is allowing weather to penetrate the structures.
- L. Defects increasing the hazards of fire, accident or other calamity. Findings: The house appears to be unoccupied with boarded windows, which may impact ventilation and means of emergency egress and ingress. The front porch is dilapidated and the roof bows. The garage is open and unsecure and is an attractive nuisance. All these defects increase the hazards of fire, accident or other calamity in the house.

The building is also found to be abandoned as defined by Section 17F.070.030 of the Spokane Municipal Code due to:

- Giving indications that no one is presently in possession, such as by disconnection of utilities, disrepair and other circumstances.

BUILDING OFFICIAL'S ORDER

1. **Hearing continued to January 28, 2020.** New directives and orders are delayed until January 28, 2020 to allow time for new ownership to cleanup and make progress on the property; previous findings and orders remain in effect. This matter will be reviewed on this date **at 1:30 p.m., in the Council Briefing Center, Lower Level, Spokane City Hall, 808 W. Spokane Falls Blvd., Spokane, WA.** Note: the City has implemented new security procedures. You must enter the building and stop at the front security desk for a temporary ID badge.
2. **Do not occupy:** Order is in effect until substandard conditions have been alleviated.
3. **Order to keep secure:** You are hereby ordered to keep the building secure when not undergoing rehabilitation or investigation. The property owner or their contractor may enter to make repairs.
4. **Order to provide a written rehabilitation plan:** You are hereby ordered to submit a rehabilitation plan for the house to address all substandard conditions known and unknown as well as any other condition that will be required to make the house habitable again. The plan must include a detailed plan for re-securing the house when needed, addressing graffiti and illegal dumping, and removing transients when necessary. The rehabilitation plan must provide a time line, costs, and estimates from professional tradesmen or contractors and indicate your financial ability to carry out the program. Demolition is an alternative rehabilitation plan when accompanied with a signed contract and time line. You must acquire all necessary permits for the rehabilitation including structural, electrical, mechanical, and plumbing. A standard rehabilitation plan is enclosed for your information.
5. **Further instructions:** Obtain permits where required prior to beginning such work and call for inspections. We will monitor your progress.

ASBESTOS An asbestos inspection is required, per State Law, before authorizing or allowing any construction, renovation, remodeling, maintenance, repair or demolition. The inspection results are required to be documented by written report, maintained on file and made available upon request to the Director, Washington State, Department of Labor and Industries (WAC 296-62-07721). For detailed information contact Spokane Regional Clean Air Agency at (509) 477-4727.

NOTICE OF RIGHT TO APPEAL

You have the right to appeal the decision of the Building Official to the City Hearing Examiner within 30 days from the date of this letter. Appeal forms are available by contacting the Development Services and Code Enforcement Department @ 625-6300. Pursuant to Spokane Municipal Code 08.02.087 an appeal fee of \$ 250 must accompany a completed appeal form. THE DATE OF THE LAST DAY TO APPEAL IS, DECEMBER 6, 2019 AT 4:30 pm.

If you have any questions please call Tavis Schmidt at (509) 625-6187.

SO ORDERED

A black rectangular redaction box covers the signature area. A blue ink scribble is visible above and to the right of the box.

Luis Garcia, Acting Building Official

LG:TS:mh\ **CERTIFIED**
91 7199 9991 7039 0188 9445
Enclosure: Rehabilitation Plan

PC: L. Garcia, Acting Building Official