



Department of Planning and Development
Code Compliance Division

**HOUSING CODE NOTICE OF VIOLATION
CASE NO. 1035825**

October 7, 2015

Property Owner: 6511 RAINIER LLC
Property known as: **6511 RAINIER AVENUE SOUTH**
APN: 5733500015
Lots 3 and 4, Block 1, Mutual Addition to the City of Seattle, as recorded in
Volume 23 of Plats, Page 11, Records of King County, Washington.

6511 Rainier LLC
Reg Agent Carl Haglund
1019 California Lane SW
Seattle WA 98116-1612

We received a complaint about this property. Housing and Zoning Inspector **DON MASOERO**, 206-727-8629 or don.masoero@seattle.gov, investigated and found a violation or violations of the Seattle Housing and Building Maintenance Code, Chapter 22.206 of the Seattle Municipal Code.

THE VIOLATION(S) MUST BE CORRECTED BY NOVEMBER 7, 2015.

The specific violation(s) and correction(s) are as follows:

PEST CONTROL

1. Exterminate the rodent and cockroach infestations throughout the building (including all dwelling units and common areas) and premises and provide documentation of a service contract with a licensed exterminator. 22.206.160 **SEE NOTE 52**

EXTERIOR

Northwest Corner

2. Repair or replace the deteriorated siding located at northwest corner in an approved manner. 22.206.080
3. Remove all items including but not limited to discarded furniture, mattresses, boxsprings and television set from the property. 22.206.160

Gutters and Downspouts

4. Divert water discharging from downspout located at away from foundation in an approved manner. 22.206.080
5. Repair or replace detached and/or failing downspouts in an approved manner. 22.206.080

Foundation

6. Remove debris and vegetation covering vent hole screening in the foundation. 22.206.080

Siding

7. Repair or replace, in an approved manner the missing, loose, and deteriorated exterior siding. 22.206.080

Roof and Soffits

8. Replace or repair, in an approved manner, all openings in the roof eave soffits at the downspout penetrations and at the failing seams of the soffit to fascia boards and building. 22.206.080
9. In an approved manner, repair roof leak at downspout connections to fascia located adjacent to unit 301 and on west side of the building. 22.206.080

Carpport

10. Repair or replace the building entry door to be self-closing and self-locking in an approved manner. 22.206.140 **SEE NOTE 38**
11. Repair the broken light shield in an approved manner. 22.206.080
12. Enclose the surface mounted wiring to garage light with protective sheathing in an approved manner. 22.206.110
13. Repair or replace detached downspout located at in garage in an approved manner. 22.206.080
14. In an approved manner, repair or replace all defective and/or improperly installed light fixtures throughout the building. 22.206.080, 22.206.110

Main Building Entry Door (Street Facing)

15. Repair or replace the defective lock for the building entry door in an approved manner. 22.206.080, 22.206.140
16. Repair or replace the building entry door to be self-closing and self-locking. 22.206.140 **SEE NOTE 38**

Fence Outside of Unit 101

17. Repair or replace the broken and missing fence boards in an approved manner. 22.206.080

Guardrails And Intermediate Rails

18. Secure all loose and detached railing boards in an approved manner. 22.206.080, 22.206.130
19. Secure the loose guardrail and install intermediate rails where missing in an approved manner. 22.206.130, 22.206.160 **SEE NOTE 33 AND NOTE 34**

ALL UNITS

20. Eliminate source of moisture or condition allowing mold to accumulate on floors, walls and ceilings. Clean and sanitize all affected surfaces in approved manner. 22.206.050, 22.206.160

UNIT 102

Living Room

21. Repair or replace the damaged unit sliding door in an approved manner. 22.206.080
22. Repair or replace the building sliding door to lock and latch in an approved manner. 22.206.080
23. Repair or replace the defective smoke detector in an approved manner. 22.206.080

Hallway Closet

24. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

Kitchen

25. Replace defective heating elements for the stove in an approved manner. 22.206.120

Bedroom

26. Install the missing door knob in an approved manner. 22.206.080
27. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
28. Eliminate the source of the moisture condition in the wall of the bedroom. 22.206.050

Bathroom

29. Install the missing door knob in an approved manner. 22.206.080
30. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
31. Repair or replace the moisture saturated ceiling covering to be free of moisture in an approved manner. 22.206.080
32. Eliminate the source of the moisture condition in the ceiling of the bathroom. 22.206.050
33. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
34. Eliminate the source of the moisture condition in the wall of the bathroom. 22.206.050
35. Repair or replace the broken floor covering to eliminate the trip hazard in an approved manner. 22.206.080
36. Enclose hole in wall covering around plumbing drain under the bathroom sink in an approved manner. 22.206.080

UNIT 103

Living Room

37. Repair or replace defective electric baseboard heater to operate in an approved manner. 22.206.090, 22.206.110

38. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
39. Eliminate the source of the moisture condition in the wall of the living room. 22.206.050
40. Repair or replace the defective smoke detector in an approved manner. 22.206.080

Hallway Closet

41. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

Bedroom (West)

42. Eliminate the source of the water intrusion into the bedroom in an approved manner. 22.206.080

Bedroom (East)

43. Eliminate the source of the moisture condition in the south wall of the bedroom. 22.206.050

Bathroom

44. Eliminate the source of the water intrusion into the bathroom in an approved manner. 22.206.080
45. Repair or replace the broken floor covering to eliminate the trip hazard in an approved manner. 22.206.080
46. Repair or replace the moisture saturated floor covering to be free of moisture in an approved manner. 22.206.080
47. Eliminate the source of the moisture condition in the floor of the bathroom. 22.206.050
48. Eliminate the source of the water intrusion into the bathroom in an approved manner. 22.206.080

UNIT 201

Unit Entry Door

49. Repair or replace the broken or cracked door frame in an approved manner. 22.206.080
50. Repair or replace the deteriorated weather strip in an approved manner. 22.206.080
51. Install the missing strike plate for the front entry door in an approved manner. 22.206.080

Hallway Closet

52. Eliminate the source of the moisture condition in the wall of the closet. 22.206.050
53. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

Living Room

54. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
55. Repair or replace the broken wall covering in an approved manner. 22.206.080

56. Eliminate the source of the moisture condition in the wall of the living room. 22.206.050
57. Repair or replace defective electric baseboard heater to operate in an approved manner. 22.206.090, 22.206.110

Kitchen

58. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
59. Repair or replace the loose ceiling light fixture in an approved manner. 22.206.080
60. Replace defective heating elements for the stove in an approved manner. 22.206.120
61. Repair the cracked enamel surface of the sink in an approved manner or replace the sink. 22.206.050 22.206.160
62. Repair or replace the loose lower cupboard doors in an approved manner. 22.206.080
63. Repair or replace the loose upper cupboard doors in an approved manner. 22.206.080

Bathroom

64. Repair or replace the broken medicine cabinets in an approved manner. 22.206.080
65. Repair or replace the broken or cracked door frame in an approved manner. 22.206.080
66. Eliminate the source of the water intrusion from the ceiling into the bathroom in an approved manner. 22.206.080
67. Eliminate the source of the moisture condition in the wall of the bathroom. 22.206.050
68. Repair or replace the defective light switches in an approved manner. 22.206.080, 22.206.110
69. Repair or replace the loose light switch in an approved manner. 22.206.080
70. Enclose hole in wall covering around plumbing drain under the bathroom sink in an approved manner. 22.206.080
71. Repair or replace the deteriorated caulking around the sink in an approved manner. 22.206.080
72. Repair or replace leaking faucet fixture in the tub in an approved manner. 22.206.050, 22.206.080
73. Repair the cracked enamel surface of the bathtub in an approved manner. 22.206.050 22.206.160
74. Repair or replace the deteriorated caulking around the bathtub in an approved manner. 22.206.080
75. . Repair or replace the damage door trim in an approved manner. 22.206.080

Bedroom

76. Repair or replace the door to lock and latch in an approved manner. 22.206.080
77. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
78. Repair or replace the loose wall receptacle outlet in an approved manner. 22.206.120
79. Repair or replace defective electric baseboard heater to operate in an approved manner. 22.206.090, 22.206.110
80. Secure the loose romex connection on the hot water tank in an approved manner. 22.206.110

UNIT 202

Kitchen

81. Enclose hole in wall covering around plumbing drain under the kitchen sink in an approved manner. 22.206.080

Bathroom

82. Repair or replace the moisture saturated ceiling covering to be free of moisture in an approved manner. 22.206.080
83. Eliminate the source of the moisture condition in the ceiling of the bathroom. 22.206.050
84. Enclose hole in wall covering around plumbing drain under the bathroom sink in an approved manner. 22.206.080
85. Repair or replace the deteriorated caulking around the bathtub in an approved manner. 22.206.080

Hallway closet

86. Repair or replace closet doors to operate in an approved manner. 22.206.080
87. Install the missing smoke detector in an approved manner. 22.206.160 SEE NOTE 50
88. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

Bedroom

89. Replace the missing door knob in an approved manner. 22.206.080
90. Repair or replace closet doors to operate in an approved manner. 22.206.080
91. Install the missing smoke detector in an approved manner. 22.206.160 SEE NOTE 50

Unit 203

Unit Entry Door

92. Repair or replace the unit entry door to latch and lock in an approved manner. 22.206.140

Kitchen

93. Replace defective heating element for the stove in an approved manner. 22.206.120

Dining Room

94. Eliminate the source of the moisture condition in the wall of the dining room. 22.206.050
95. Repair or replace the broken window glazing in an approved manner. 22.206.080
96. Repair or replace the tight-fitting window to operate in an approved manner. 22.206.080

Hallway

97. Repair or replace the moisture saturated ceiling covering to be free of moisture in an approved manner. 22.206.080
98. Eliminate the source of the moisture condition in the ceiling of the hallway. 22.206.050
99. Eliminate the source of the water intrusion into the hallway in an approved manner. 22.206.080

- 100. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
- 101. Eliminate the source of the moisture condition in the wall of the hallway. 22.206.050
- 102. Eliminate the source of the water intrusion into the hallway in an approved manner. 22.206.080
- 103. Repair or replace the defective ceiling light fixture in an approved manner. 22.206.080, 22.206.110

Bedroom

- 104. Install the missing receptacle outlet cover where missing. 22.206.120
- 105. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

Unit 204

Living Room

- 106. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
- 107. Repair or replace the moisture saturated ceiling covering to be free of moisture in an approved manner. 22.206.080
- 108. Repair or replace the broken wall covering in an approved manner. 22.206.080
- 109. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
- 110. Eliminate the source of the moisture condition in the wall of the living room. 22.206.050
- 111. Eliminate the source of the water intrusion into the living room in an approved manner. 22.206.080
- 112. Repair or replace the broken floor covering to eliminate the trip hazard in an approved manner. 22.206.080
- 113. Repair or replace the defective light switch in an approved manner. 22.206.080, 22.206.110
- 114. Repair or replace the damaged building sliding door in an approved manner. 22.206.080
- 115. Install the missing smoke detector in an approved manner. 22.206.160 **SEE NOTE 50**

Kitchen

- 116. Repair or replace the broken wall covering in an approved manner. 22.206.080
- 117. Replace defective heating element for the stove in an approved manner. 22.206.120

Bedroom

- 118. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080

119. Eliminate the source of the moisture condition in the wall of the bedroom.
22.206.050
120. Repair or replace the defective window locking mechanism to operate in an approved manner. 22.206.080
121. Repair or replace defective electric baseboard heater to operate in an approved manner. 22.206.090, 22.206.110
122. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

Bathroom

123. Repair or replace the broken or cracked door in an approved manner.
22.206.080
124. Repair or replace the moisture saturated ceiling covering to be free of moisture in an approved manner. 22.206.080
125. Eliminate the source of the moisture condition in the ceiling of the bathroom.
22.206.050
126. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
127. Eliminate the source of the moisture condition in the wall of the bathroom.
22.206.050
128. Repair or replace the broken floor covering to eliminate the trip hazard in an approved manner. 22.206.080
129. Repair or replace the moisture saturated floor covering to be free of moisture in an approved manner. 22.206.080
130. Eliminate the source of the moisture condition in the floor of the bathroom.
22.206.050
131. Provide the missing bath fan cover in an approved manner. 22.206.040,
22.206.080
132. Repair or replace the loose toilet fixture in an approved manner. 22.206.080
133. Repair or replace the deteriorated caulking around the bathroom counter in an approved manner. 22.206.080

Unit 205

Living Room

134. Repair or replace the loose wall receptacle outlet in an approved manner.
22.206.120
135. Repair or replace the broken window glazing in an approved manner.
22.206.080
136. Repair or replace defective electric baseboard heater to operate in an approved manner. 22.206.090, 22.206.110
137. Repair or replace the damaged unit sliding door in an approved manner.
22.206.080
138. Repair or replace the building sliding door to lock and latch in an approved manner. 22.206.080
139. Repair or replace the defective smoke detector in an approved manner.
22.206.080

Hallway Closet

- 140. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050
- 141. In an approved manner, enclose exposed electrical wiring on the water heat in romex. 22.206.110

Kitchen

- 142. Repair or replace the broken floor covering to eliminate the trip hazard in an approved manner. 22.206.080
- 143. Replace defective heating element for the stove in an approved manner. 22.206.120
- 144. Repair or replace the plumbing leak in an approved manner. 22.206.050
- 145. Provide missing cabinet door in an approved manner. 22.206.080
- 146. Repair or replace the deteriorated floor board underneath the sink in an approved manner. 22.206.080

Bedroom (East)

- 147. Provide the missing permanently installed electrical outlets in an approved manner. 22.206.110 **(PERMIT REQUIRED) SEE NOTES 20 and 54**
- 148. Repair or replace the broken window glazing in an approved manner. 22.206.080

Bedroom (West)

- 149. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
- 150. Repair or replace the broken wall covering in an approved manner. 22.206.080

Bathroom

- 151. Repair or replace the broken door in an approved manner. 22.206.080
- 152. Eliminate the source of the moisture condition in the wall of the bathroom. 22.206.050
- 153. Repair or replace the broken floor covering to eliminate the trip hazard in an approved manner. 22.206.080
- 154. Repair or replace the moisture saturated floor covering to be free of moisture in an approved manner. 22.206.080
- 155. Secure the loose sink in an approved manner. 22.206.050 22.206.160
- 156. Install missing water heater temperature and pressure relief valve overflow pipe to provide proper termination not less than 6 inches and not more than 12 inches above the floor. 22.206.050

UNIT 301

Entry door

- 157. Repair or replace the cracked front door jamb in approved manner. 22.206.080
- 158. Repair or replace the defective deadlatch for the front entry door in an approved manner. 22.206.120

Kitchen

- 159. Repair or replace the deteriorated floor board underneath the sink in an approved manner. 22.206.080
- 160. Enclose hole in wall covering around plumbing drain under the kitchen sink in an approved manner. 22.206.080
- 161. Repair or replace the detached kitchen sink cabinet door in an approved manner. 22.206.080
- 162. In an approved manner, repair the hot water supply to dispense water at a temperature of not more than 120° F and not less than 100° F to be attained within two (2) minutes after opening the fixture outlet. 22.206.050

Dining Area

- 163. Repair or replace window assembly to operate in an approved manner, window does not close. 22.206.080

Living Room

- 164. Eliminate source of moisture or condition allowing mold to accumulate on sliding door and clean and sanitize all affected surfaces in approved manner. 22.206.050, 22.206.160
- 165. Repair or replace the broken wall covering in an approved manner. 22.206.080
- 166. Repair or replace all loose wall receptacle outlets in an approved manner. 22.206.120
- 167. Repair or replace the defective smoke detector in an approved manner. 22.206.160

Bedroom

- 168. Repair or replace the detached closet door in an approved manner. 22.206.080
- 169. Install the missing light shield in an approved manner. 22.206.080

Bathroom

- 170. Install the missing heating bulb or provide an approved alternative heating system for the bathroom. 22.206.090
- 171. Repair or replace the rusty medicine cabinet in an approved manner. 22.206.080
- 172. Install the missing cabinet door in an approved manner. 22.206.080
- 173. Enclose hole in wall covering around plumbing drain under the bathroom sink in an approved manner. 22.206.080
- 174. Repair or replace the deteriorated floor board underneath the sink in an approved manner. 22.206.080

- 175. Repair the leaking plumbing under bathroom sink in an approved manner.
22.206.050
- 176. Repair or replace the loose toilet fixture in an approved manner. 22.206.080
- 177. Repair or replace the defective bath fan in an approved manner. 22.206.040,
22.206.080

UNIT 302

Entry Door

- 178. Install the missing visitor observation port in an approved manner. 22.206.140
SEE NOTE 43
- 179. Repair or replace the defective door knob on the entry door in an approved
manner. 22.206.080

Hallway

- 180. Repair or replace the defective smoke alarm in an approved manner.
22.206.160
- 181. Repair the detached closet door in an approved manner. 22.206.080

Bathroom

- 182. Install the missing door knob in an approved manner. 22.206.080
- 183. Repair or replace the broken door in an approved manner. 22.206.080
- 184. Enclose hole in wall covering around plumbing drain under the bathroom sink in
an approved manner. 22.206.080
- 185. Eliminate source of moisture or condition allowing mold to accumulate on walls
and ceilings, and clean and sanitize all affected surfaces in approved manner.
22.206.050, 22.206.160
- 186. In an approved manner, repair the hot water supply to dispense water at a
temperature of not more than 120° F and not less than 100° F to be attained within two
(2) minutes after opening the fixture outlet. 22.206.050
- 187. Install the missing light shield in an approved manner. 22.206.120
- 188. Repair or replace the defective bath fan in an approved manner. 22.206.040,
22.206.100
- 189. Repair or replace the defective bathroom heater in an approved manner.
22.206.120

Bedroom

- 190. Label all circuits within the service panel in an approved manner. 22.206.110
- 191. Install the missing outlet cover for electrical receptacle outlet in an approved
manner. 22.206.120
- 192. Repair or replace the loose wall receptacle outlet in an approved manner.
22.206.120

Living Room

- 193. Repair or replace detached electric baseboard heater in an approved manner.
22.206.120

194. Repair or replace the water damaged outlet located above living room baseboard heater in an approved manner. 22.206.120

Kitchen

195. Repair or replace the deteriorated floor board underneath the sink in an approved manner. 22.206.080
196. Repair or replace all lifted floor covering located underneath the counter. 22.206.080

UNIT 304

Dining Room

197. Repair or replace the defective window locking mechanism to operate in an approved manner. 22.206.080
198. Repair or replace the tight-fitting sliding glass door to operate in an approved manner. 22.206.080
199. Repair or replace the loose wall receptacle outlet in an approved manner. 22.206.120

Bedroom

200. Provide key for bedroom door lock or replace door knob in an approved manner. 22.206.080
201. Repair or replace the window to operate in an approved manner. 22.206.080, 22.206.160

Bathroom

202. Enclose hole in wall covering around plumbing drain under the bathroom sink in an approved manner. 22.206.080
203. Repair or replace the broken floor covering in an approved manner. 22.206.080

Hall Closet

204. Repair or replace peeling paint on ceiling in an approved manner. 22.206.080
205. In an approved manner, enclose exposed electrical wiring on the water heat in romex. 22.206.110

UNIT 305

Hallway closet

206. In an approved manner, enclose exposed electrical wiring on the water heat in romex. 22.206.110
207. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
208. Repair or replace the broken wall covering in an approved manner. 22.206.080
209. Install the broken light switch cover plate in an approved manner. 22.206.120

Kitchen

- 210. Repair or replace leaking faucet fixture in an approved manner. 22.206.050, 22.206.080
- 211. Repair the cracked enamel surface of the sink in an approved manner or replace the sink. 22.206.050, 22.206.160
- 212. Repair or replace the broken wall covering in an approved manner. 22.206.080
- 213. Install the missing light switch cover plate in an approved manner. 22.206.120

Dining room

- 214. Repair or replace ill-fitting sliding door to close in an approved manner. 22.206.080

Bathroom

- 215. Repair or replace the defective bath fan in an approved manner. 22.206.040, 22.206.080
- 216. Enclose hole in wall covering around plumbing drain under the bathroom sink in an approved manner. 22.206.080
- 217. Repair or replace the loose toilet fixture in an approved manner. 22.206.080
- 218. Repair or replace the deteriorated caulking around the bathtub in an approved manner. 22.206.080
- 219. Repair the hole on the side of the cabinet in an approved manner. 22.206.080

Bedrooms (both)

- 220. Repair or replace the broken ceiling covering in an approved manner. 22.206.080
- 221. Repair or replace the moisture saturated wall covering to be free of moisture in an approved manner. 22.206.080
- 222. Eliminate the source of the moisture condition in the wall of the bedroom. 22.206.050
- 223. Install the missing light switch cover plate in an approved manner. 22.206.120
- 224. Install the missing smoke detector in an approved manner. 22.206.160 **SEE**

NOTE 50

- 225. Repair or replace the defective water heater in an approved manner. 22.206.050, 22.208.080

NOTE 20

Every kitchen must be provided with at least three electrical receptacle outlets and one supplied light fixture. One electrical appliance receptacle outlet properly installed as a part of a lawfully installed kitchen range is acceptable in lieu of one of the three required receptacle outlets in a kitchen. In all cases, at least one of the wall-mounted receptacle outlets must be accessible (not obscured by floor-mounted appliances).

NOTE 33

Guardrails on open sides of stairs, where required, must be at least 36 inches above the nosing of treads. Guardrails on porches, balconies, or other raised floor surfaces must at least 36

inches in height, unless the guardrails are existing, in compliance with standards at time of construction, in good condition, and between 28 inches and 42 inches in height.

NOTE 34

Open guardrails must have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.

NOTE 38

All building entrance doors, except building entrance doors which open directly into a single housing unit, must be self-closing, self-locking, and equipped with a dead latch with at least a 1/2 inch throw which penetrates the striker at least 1/4 inch. Neither the self-closing nor self-locking device may be equipped with a disabling mechanism.

NOTE 43

Observation ports must be installed at a minimum height of 54 inches and a maximum height of 66 inches.

NOTE 50

Smoke detectors must be installed on the ceiling or on the wall at least 4 inches and not more than 12 inches from the ceiling. Smoke detectors must be installed at a centrally located point(s) in the corridor or other access area outside each separate sleeping area in each housing unit. Smoke detectors must be tested for proper functioning when each housing unit becomes vacant.

NOTE 52

An extermination program directed by a certified exterminator or a certified fumigator must be verified by invoice or service contract prior to the compliance date of this notice. The extermination program must be continued until the certified exterminator or certified fumigator certifies that the infestation is eradicated. The certification from a certified exterminator or certified fumigator that the property is no longer infested, together with a final inspection by the DPD inspector, are required for compliance.

NOTE 54

An electrical permit and final acceptance inspection by the Electrical Inspector are required for correction of this item.

PENALTIES/FINES

You may be subject to a civil penalty (fine) for a continued violation.

- For the first ten days of noncompliance, the penalty is up to \$150 per day beginning the day after the deadline above.
- The penalty increases to up to \$500 per day for each violation after the first ten days.
- Penalties continue to add up until the date the corrections are completed and the Housing and Zoning Inspector has inspected and confirmed that the property is in compliance.
- Certain violations are subject to additional penalties.

If you do not correct the violations by the deadline listed above, the City may file a lawsuit against you to collect the penalty. If this case goes to court, the City would have to prove that the code violation exists/existed in order to collect any penalties.

RECORDING

We may file a copy of this Notice of Violation with the King County Recorder's Office.

INSPECTION CHARGES

In addition to these penalties, an inspection charge of \$190 is charged for each inspection beyond the first two inspections in this case.

- The third inspection and each subsequent inspection will be charged.
- This charge is in addition to any per-day or other penalty or fine and you will be billed for this charge.

REQUEST FOR EXTENSION

You can ask the inspector for more time to complete correction of the violations. The request must be in writing and must explain why you need more time. Extensions will be granted only if substantial progress toward compliance has already been made.

DIRECTOR'S REVIEW

If you disagree with this Notice of Violation, you may request a review of this Notice by a Department Review Officer. The Review Officer will review the facts of the case and determine whether the Notice of Violation was properly issued. The Review Officer can extend the compliance date for a short period of time even if the violation is upheld. But, the Review Officer cannot allow a violation to continue or grant a variance.

The Review may be requested by writing to the Director of Code Compliance, in care of Inspector DON MASOERO, Department of Planning and Development, 700 5th Avenue, Suite 2000, PO Box 34019, Seattle, WA, 98124-4019.

If you request a review by the Director, the request

- must be in writing,
- must be received by the Director no later than ten (10) days following service of this Notice, and
- must contain the signature, mailing address and telephone number of the person requesting the review.

The request should also include a brief statement including

- specific objections to the Notice of Violation
- how the requestor is significantly affected by, or interested in, the Review by the Director.

If more than one person is cited in the Notice, the request for Review by the Director should specify the person to be contacted about the Review.

OBTAINING PERMITS

If you are constructing, repairing, adding an addition to, or demolishing a building, or if you are changing or establishing a use, you must obtain the proper permits. Information on permits may

be obtained at the DPD Applicant Services Center, 700 5th Avenue, Suite 2000, 20th Floor, Seattle Municipal Tower, or by calling 206-684-8850. You may need more than one permit.

PLEASE BRING THIS DOCUMENT WITH YOU WHEN APPLYING FOR ANY PERMITS.

Even if a permit allows a longer time frame for completion of work, the compliance date in this Notice of Violation takes precedence over the completion dates specified in any permit.

REQUEST FOR VARIANCE

A variance from the standards and requirements of the code may be granted under certain specific conditions. The owner of a building may request a variance from the terms of the Housing and Building Maintenance Code using a form provided by the Department. There is a charge for the variance review process (\$362 in 2013; check for updates). On the form, you must list the specific code standards you want to vary from, and explain how the requested variance complies with the variance criteria of SMC Section 22.206.217. Your Inspector can give you the variance form.

* * *

If needed, Inspector DON MASOERO will meet with you or someone representing you on the site to discuss how you will bring the property into compliance with the Housing and Building Maintenance Code. Once you have corrected the violation, the inspector must inspect to verify compliance. If you need more information or would like a meeting, please contact the inspector. Thank you for your attention to this matter.



DON MASOERO
Housing and Zoning Inspector
206-727-8629
don.masoero@seattle.gov

City of Seattle Department of Planning and Development
700 5th Avenue, Suite 2000
PO Box 34019
Seattle WA 98124-4019
206-615-0808 / 206-233-7156 (TTY)
www.seattle.gov/dpd

DM/dm