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P. Lowry

GARY H. OLSON

CITY OF STEVENSON
PO Box 371
Stevenson, WA 98648
June 14, 1990

NOTICE AND ORDER OF ABATEMENT

NO. 1

OWNERS OF RECORD:

Mr. Frank Keller
PO Box 393
Stevenson, WA 98648

Glenn B. and Vera L. Keller
P.O. Box 393
Stevenson, WA 98648

Laura Wiitala
MP 7.84 Loop Road
Stevenson, WA 98648

NO. 2

SUBJECT: Abatement of the structure located at 70 N.W. Second Street, on Tax parcel 02-07-01-1-1-0200-00, and further described as the northerly 60 feet of Lots 7 and 8 in Block 5 of Riverview Addition to the Town of Stevenson according to the official plat thereof on file and of record at page 21 of Book "A" of Plats, Records of the Skamania County Auditor, Washington, EXCEPTING that portion thereof (if any) lying easterly of the easterly wall of the concrete building situated on said parcel of land.

For the purposes of this Order and Notice the structure located on the above-described real property will be referred to as the "Keller Structure".

NO. 3

I, FRANK FINCH, Building Official of the City of Stevenson, Washington, find the "Keller Structure" to be a dangerous building, as the term "dangerous building" is defined in Section 302 of The Uniform Code for the Abatement of Dangerous Buildings (1988 Edition). My finding is based upon the May 26, 1990 evaluation of the Keller Structure prepared by Alan Gaylord, professional engineer, the report prepared by Wellman Associates, consulting engineers, for Frank Keller, as well as my own observations. The Uniform Code for the Abatement of Dangerous Buildings has been adopted by the City of Stevenson per Section 15.04.030 of the Stevenson Municipal Code. A copy of the report by Alan Gaylord, is attached and that report is incorporated herein.

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The following dangerous conditions were observed:

1. The only access or egress is an overhead garage type door; this is not a safe means of egress in event of fire or panic. The Fire Marshall has determined that the structure is a fire hazard. (Uniform Code for the Abatement of Dangerous Buildings, Chapter 3, Section 302(1), (9) & (16)).

2. The structure has been damaged by fire, losing its roof and so is less stable than it was before the fire and fails to meet the minimum building code requirements for new buildings of similar structure, purpose or location. (Uniform Code for the Abatement of Dangerous Buildings, Chapter 3, Section 302 (4) & (7)).

3. The concrete walls of the structure are undergoing freeze-thaw disintegration and disintegration from rusting reinforcement bar. Disintegrating concrete on the north and west walls pose a hazard to nearby public sidewalks. (Uniform Code for the Abatement of Dangerous Buildings, Chapter 3, Section 302 (5) & (8)).

4. A structural engineering analysis using easily observable conditions and sanguine assumptions regarding factors not easily observable shows that the structure is unsafe under wind loading. (Uniform Code for the Abatement of Dangerous Buildings, Chapter 3, Section 302 (6), (8) & (9)).

5. The structure, exclusive of the foundation, shows more than 50% damage or deterioration of its coverings and more than 33% damage or deterioration of supporting members. (Uniform Code for the Abatement of Dangerous Buildings, Chapter 3, Section 302 (11)).

6. The structure looks vacant and unoccupied, cannot be secured against trespassers and so is an attractive nuisance. (Uniform Code for the Abatement of Dangerous Buildings, Chapter 3, Section 302 (12) & (18)).

The dangerous conditions are so extensive and pervasive that I have determined that the Keller Structure shall be demolished. Because of the dangerous conditions, the Keller Structure will be posted, per Section 404 of The Uniform Code for the Abatement of Dangerous Buildings, as Unsafe to Occupy.

NO. 4

ACTION REQUIRED BY OWNERS:

1. The Keller Structure shall be vacated by June 28, 1990. On June 29, 1990, the Keller Structure will be posted, per Section 404 of the Uniform Code for the Abatement of Dangerous Buildings, as Unsafe to Occupy.

2. Approved demolition permits to demolish the Keller Structure must be secured by August 13, 1990.

3. Demolition of the Keller Structure shall be completed by September 12, 1990.

4. If permits are not obtained and demolition efforts do not satisfy the time periods specified above, the City of Stevenson will order demolition and such costs will be charged against the property or its owners.

5. Failure to comply with this order constitutes a misdemeanor.

NO. 5

Any person having any record, title or legal interest in the building may appeal from the Notice and Order or any action of this Building Official to the Building Code Board of Appeals of the City of Stevenson. The appeal must be in writing and comply with Chapter 5 of The Uniform Code for the Abatement of Dangerous Buildings. A copy of that Chapter is attached to this Notice and Order. You must file your appeal at the City of Stevenson Administrative Office or mail it to the City of Stevenson, PO Box 371, Stevenson, WA 98648. The appeal must be received by July 16, 1990.


FRANK FINCH, Building Official
City of Stevenson