

BEFORE THE CITY OF OLYMPIA Building Official

In Re: The premises at)2101 Thurston Avenue NE
)Parcel # 68902000100
)No. 13-0160
)
)ORDER OF ABATEMENT
)

91 7108 2133 3938 8625 4920
91 7108 2133 3938 8625 4913 ✓
91 7108 2133 3938 8625 4906

TO: John C. and Norvalene Hays - Owners
1531 Boulevard Rd. SE
Olympia, WA 98506

American Fidelity Inc. – Party of Interest
10200 Daradale Avenue
Baton Rouge, LA 70816

American Fidelity Inc. – Party of Interest
11833 Market Place Avenue
Baton Rouge, LA 70816

On the 7th day of May, 2013 at 9:00AM at Olympia City Hall, 601 4th Avenue E, Olympia WA, a hearing was held before the City of Olympia Building Official pursuant to notice given by him/her through a complaint issued on May 1, 2013. Present were property owner John C. Hays, Deputy City Attorney Darren Nienaber, Code Enforcement Officer Chris Grabowski, and Building Official, Tom Hill. A transcription of the testimony may be obtained at the Department of Community Planning and Development. The Building Official after hearing made the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The on-site sanitary septic system has failed.
2. There is a large amount of trash and garbage in the dwelling and detached garage structures.
3. The Northeast corner of the dwelling structure has settled in such a manner that it has caused significant structural damage to that portion of the dwelling.
4. The roof of the dwelling structure lacks maintenance and is in disrepair.
5. The interior of the dwelling is in disrepair and is unsanitary.

CONCLUSIONS OF LAW

The conditions outlined above violate the following provisions of the Olympia Municipal Code:

1. OMC16.06.050.D.504.3 - PLUMBING SYSTEMS AND FIXTURES - Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official require the defects to be corrected to eliminate the hazard.
2. OMC16.06.050.F.506.2 - SANITARY DRAINAGE SYSTEM - Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
3. OMC16.06.030.F.307.1 - RUBBISH AND GARBAGE - Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.
4. OMC16.06.030.C.304.4 - EXTERIOR STRUCTURE - Structure members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
5. OMC16.06.030.C.304.7 - EXTERIOR STRUCTURE - Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.
6. OMC16.06.030.D.305.1 - INTERIOR STRUCTURE - General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Whereupon the Building Official issued the following order:

ORDER

The Building Official has determined the above referenced violations are serious enough to order the following actions be taken:

Demolish the dwelling structure and detached garage, remove all debris including the slab foundation, cap off all utilities, and grade the site within sixty (60) days of the date of this order.

If the above referenced work is not completed in the time frame ordered by the Building Official the City may abate the condition at the owner's expense and place the cost of the abatement as a

lien on the property. Copies of the lien documentation may be submitted to the property holder's lending institution and insurance agency.

The owner or any party in interest, within thirty days from the date of service upon the owner and posting of this order issued by the Building Official may file an appeal with the City of Olympia Hearing Examiner. The appeal must be filed at the City of Olympia Permit Center located on the second floor of City Olympia City Hall, 601 4th Avenue. Service by the City of the Building Official's Order is complete at the end of the third full day following its deposit in the U.S. Mail. The filing fee for appeal is \$1,000, and forms may be obtained at the Community Planning & Development office, Olympia City Hall, 601 4th Avenue E. For general information regarding the City including contact phone numbers, the City's website is: <http://olympiawa.gov/>

DATED this 30th day of May, 2013.

A handwritten signature in black ink that reads "Tom Hill". The signature is written in a cursive style with a long horizontal flourish extending to the left.

TOM HILL
Building Official
Community Planning and Development
601 4th Avenue E
Olympia, WA 98501
(360) 753-8314

Cc: Darren Nienaber, Deputy City Attorney
Lt. Ray Holmes, Olympia Police Department
Chris Grabowski, Code Enforcement Officer