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City of Portland, Oregon
Bureau of Development Services
Enforcement Program
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-2633
Fax: (503) 823-7915
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of Violation – New Owner Notification

January 12, 2017

MULTNOMAH COUNTY
% SPECIAL PROGRAM GROUP
PO BOX 2716
PORTLAND, OR 97208-2716

RECEIVED
MULTNOMAH COUNTY
JAN 13 2017
DIVISION OF
ASSESSMENT & TAXATION

RE: 5724 SE FLAVEL DR
BLOCK 24 EXC SELY 48' LOT 12, DARLINGTON; 1S2E19DD 10200
Tax #: R19790-6940 Case #: 04-052291-HS

Our records indicate you are the new owner of the above property. At the time you purchased the property, case # 04-052291-HS was open on the property for violations of the City's Property Maintenance Code, Title 29, and monthly code enforcement fees were being billed. Our records show that the case is still open and the violations on the attached list require correction, inspection and approval by a Housing Inspector.

Please contact the undersigned inspector if you have questions about the violations or are ready to request an inspection. It is your responsibility to call the inspector to arrange for an inspection.

Until you have corrected the violations and had them inspected and approved by a Housing Inspector you will be charged a monthly code enforcement fee. A lien has been placed against the property. Should this case remain open 3 months from the initial notice of violation, the monthly charges will increase to twice the original amount. Enclosed is information explaining all fees, penalties, appeals, and waivers.

Please be aware that if your property or any part thereof is vacant or becomes vacant, the code violations must be corrected and approved before the property or any part thereof can be reoccupied or a \$708.00 penalty will be charged per month until the occupation is discontinued or the case is closed.

Please contact the inspector listed below if you have any questions.

Will Morita
Senior Housing Inspector
(503)-823-7106

LIST OF VIOLATIONS

Uncorrected violations from October 4, 2007 letter:

1. **Permit Required:** Portions of roof are deflected, indicating structural deficiencies. 29.30.030, 29.30.050(b)
1. Portions of roof sheathing and/or rafter tails are deteriorated, damaged, and/or missing. 29.30.060(a), 29.30.030
2. Portions of soffits and/or fascia are deteriorated, damaged, and/or missing. 29.30.060(a)
3. Portions of roof covering are deteriorated, damaged and/or missing, resulting in possible weather entry. 29.30.030
4. Portions of exterior paint are peeled to bare wood. 29.30.060(b)
5. Portions of the exterior siding are deteriorated, damaged and/or missing. 29.30.060(a)
6. Portions of trim paint are peeled to bare wood. 29.30.060(b)
7. Portions of untreated wood lack required 6" clearance to earth. 29.30.060(b)
8. Foundation is open to rodent entry. 29.30.060(a)
9. Portions of foundation are in disrepair with temporary and missing supports. 29.30.050(a,b)
10. Portions of wood supports in contact with earth are decayed and deteriorated, resulting in structural deficiency. 29.30.050(b), 29.30.060(b)
11. **Permit Required:** Portions of the crawl space and basement have been excavated without benefit of permits, inspections and final approval. This condition may substantially impair the foundation's ability to carry imposed loads. 29.20.050, 29.50.010, 29.50.020
12. Portions of front exterior door glazing, hardware, lock, and casing are damaged, deteriorated and/or missing. 29.30.100(d)
13. Several window(s) are boarded, preventing emergency exit, ventilation, and light. 29.30.090(a,b,c,f)
14. Several window(s) are damaged, broken, and/or missing. 29.30.090(h)

LIST OF VIOLATIONS

15. Evidence that the dwelling lacks required approved heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms. 29.30.180(b)
16. **Permit Required:** An unapproved woodstove was installed without benefit of permits or final inspection. 29.30.180(a,1), 29.50.010, 29.50.020
17. Portions of exterior walls are missing and open to the exterior. 29.30.110(a)
18. **Permit Required:** Structural work done without obtaining required permits, inspections and final approval. Violations include but are not limited to: **installation of roof and foundation repair.** The building inspector may require additional corrections. 29.05.040, 29.50.010, 29.50.020
19. **CORRECTED April 21, 2006:** Because of the above and/or observed conditions, the City requests a complete inspection of the structure(s).
20. Ceiling coverings in several rooms are damaged, deteriorated, and open to the exterior with exposed framing members. 29.30.110(a)
21. Wall coverings in several rooms are damaged, deteriorated, and missing. Some framing members and exterior sheathing are exposed. 29.30.110(a)
22. **Fire Life Safety Violation:** The living room ceiling is being supported by jacks because the ceiling and roof framing members' structural integrity has been compromised by weather penetration. 29.30.030, 29.30.110(a) (See item #19)
23. Portions of roof covering are deteriorated, damaged and/or missing, resulting in possible weather entry. 29.30.030
24. Portions of roof sheathing and/or rafter tails are deteriorated, damaged, and/or missing. 29.30.060(a), 29.30.030
25. Portions of roof flashings are damaged, deteriorated and/or missing. 29.30.030
26. **Permit Required:** Portions of roof are deflected, indicating structural deficiencies. 29.30.030, 29.30.050(b)
27. Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240
28. **Permit Required:** Water heater was installed without benefit of permit or inspection. 29.05.040, 29.50.010, 29.50.020
29. Toilet is not adequately secured to the floor. 29.30.170(c)

LIST OF VIOLATIONS

30. Open drain pipe allows entrance of sewer gases into the dwelling. 29.30.170(c)
31. Lavatory basin is loose at the wall. 29.30.170(c)
32. Evidence that sanitary and drain lines and/or fixtures have been installed without obtaining permits and inspections. 29.50.010, 29.50.020
33. **Permit Required:** A plumbing permit is required to correct item(s) #29, 30, 31, and 32. 29.05.040, 29.50.010, 29.50.020
34. **Fire Life Safety Violation:** Electrical outlets and/or switches lack cover plates. 29.30.190
35. **Fire Life Safety Violation:** Electrical service panel has open circuit breaker spaces. 29.30.190
36. **Fire Life Safety Violation:** Electrical service panel-board lacks required access and/or clearances. 29.30.190
37. **Fire Life Safety Violation:** Exposed electrical wiring not in conduit or behind approved wall covering is subject to mechanical damage. 29.30.190
38. Electrical wiring running beneath joists is subject to mechanical damage. 29.30.190
39. **Fire Life Safety Violation:** Junction boxes in the lack cover plates, exposing wires. 29.30.190
40. **Fire Life Safety Violation:** There are unapproved splices in the wiring. 29.30.190
41. **Permit Required:** Unapproved electrical wiring and/or fixtures installed without obtaining required permits and inspections (including but not limited to water heater installation and sub-panel). 29.30.190, 29.05.040, 29.50.010, 29.50.020
42. Dwelling lacks required approved heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms. 29.30.180(b)
43. Duct work in several rooms is disconnected and serves as a passage way for animals including rodents and cats. 29.30.180(b)
44. The flooring in several rooms is missing and open to the crawl space and/ or the basement. 29.30.110(a)
45. In the bedroom sliding door does not open to a deck nor is there an approved guardrail to prevent a fall hazard. 29.30.070

LIST OF VIOLATIONS

46. Several areas of the dwelling are at risk of failure or collapse including but not limited to the living room ceiling, the north living room wall, the west foundation wall, and the east elevation laundry roof and wall. 29.40.020 (f)
47. This structure must remain vacant until the violations are corrected.

Note:

This property has a Dangerous Structure Case # 07-106591:

All electrical work on this rental property and/or property for sale must be done under permit by a licensed electrical contractor. 29.05.040, 29.50.010, 29.50.020, 20.30.190

All plumbing work on this commercial rental property must be performed by a licensed plumbing contractor. Permits and inspections are required for the work. 29.05.040, 29.50.010, 29.50.020

All permitted work requires final inspection by a building inspector (503-823-7000). When all permitted work has been signed off by the building inspector, it is your responsibility to contact the undersigned housing inspector for a reinspection of all housing code violations. Code enforcement fees will continue to be billed until the housing inspector approves all corrections.

Bring this letter to the Development Services Center, 1900 SW 4th Avenue, First Floor, to obtain permits.

All permitted work requires final inspection by a building inspector (503-823-7000). When all permitted work has been signed off by the building inspector, it is your responsibility to contact the undersigned housing inspector for a reinspection of all housing code violations. Code enforcement fees will continue to be billed until the housing inspector approves all corrections.

c: File



City of Portland, Oregon
Bureau of Development Services
Enforcement Program
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-7915
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www.portlandoregon.gov/bds

Fees, Penalties, Reviews, Appeals, and Waiver Information

FEES

If all Fire, Life, Safety and/or Health, Sanitation violations **are not** corrected, inspected, and approved by a City Housing Inspector within thirty (30) days of the mailing date of the first violation letter, a lien may be placed against the property. If all other violations **are not** corrected, inspected and approved by the Housing Inspector within sixty (60) days of the mailing date of the first violation letter, a lien may be placed against the property. The monthly fee is based on the number of units on the property and the number of units in violation.

1-2 Units \$257.00 per unit	3 – 10 Units \$386.00 per unit	11 – 19 Units \$515.00 per unit	20 or more Units \$643.00 per unit	Residential with Any Non-Residential use & Properties with only Non-Residential use \$643.00 per unit
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An additional auditor charge of 10% will be added to the above amounts, along with a possible recording fee. The monthly fees will double for any property that remains in violation for three (3) months from the initial notice of violation. Pursuant to Portland Policy Document ENB 12.07, property owners or their representative may request a review of assessed liens/fees for potential reduction once an enforcement case is closed.

Re-occupation After Notice of Violation: A \$708.00 per month penalty will be assessed if the property or any part thereof is vacant or becomes vacant and is reoccupied before all violations are corrected, inspected, and approved by the City's Housing Inspector. This is in addition to the monthly code enforcement fees and is assessed per occurrence.

Hearings: A \$359.00 penalty will be assessed if the City files a complaint with the Code Hearings Officer regarding the continued existence of violations on the property.

ADMINISTRATIVE REVIEW – Do Violations Exist?

- Pursuant to 3.30.040.E.8, as the property owner or authorized agent, if you believe the finding of the notice was in error you may request an Administrative Review within 15 days of the posting notice or within 15 days of the first violation notice. Code enforcement fees will continue to accrue during the review process.
- If additional violations are cited, any property owner or authorized agent may also request an Administrative Review of additional cited violations within 15 days of the date of the notice citing those additional violations.
- An Administrative Review Fee of \$125.00 is due when the written request for an Administrative Review is received. This fee will only be refunded if it is determined that all of the contested violations were cited in error.

The written request, along with the \$125.00 Administrative Review fee, must be received in our office within 15 days of original notification and must state the reason(s) for the review. Please make the check payable to the City of Portland. Compliance timelines and enforcement actions remain in effect during the Administrative Review process.

Mail requests to:

Bureau of Development Services
Neighborhood Inspections & Compliance Services Section
Review/Appeal Desk
1900 SW 4th Avenue Suite 5000
Portland OR 97201

Your request should indicate if you or a representative of the property owner will be appearing in person for the review. If so, we will notify you and/or your representative of the date and time of the review. A written determination will be mailed following the review, which will include additional appeal information as set forth in Section 29.80.020.

Code Enforcement Fee Waivers (Housing Cases)

A waiver provides for temporary suspension of code enforcement fees assessed against a property. Waivers are available on a limited basis. Call 503-823-0891 for more information or to request an application.

Income-Based Waiver

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for (twelve) 12 months. The following requirements must all be met before the waiver may be granted:

1. All cited fire, life safety, health or sanitation violations must be corrected, inspected and approved by the Housing Inspector; or the property is vacant with no significant exterior fire, life safety, health or sanitation violations; and
2. The property is clear of any other code violation administered by BDS; and
3. The housing case is currently open; and
4. The dwelling is a one or two family residence; and
5. The property owner(s) must meet the income requirements by providing required documentation; and
6. The property is owner-occupied or vacant.

Residential Renovation Waiver

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for up to six (6) months. **Please note: If permits are required, they must be paid for and issued before the waiver will be granted.** These requirements must all be met before the waiver may be granted:

1. All cited fire, life safety, health or sanitation violations must be corrected, inspected, and approved by the Housing Inspector; or the property is vacant with no significant exterior fire, life, and safety violations; and
2. The property is clear of any other code violation administered by BDS; and
3. The housing case is currently open; and
4. The building is attached to a permanent foundation or has an issued and active permit for foundation work; and
5. Paid and issued building permit fees of at least
 - A. \$500 or a project value of \$15,000 for one and two family dwellings; or
 - B. \$1,000 or a project value of \$30,000 for properties with 3-10 units; or
 - C. \$1,500 or project value of \$45,000; for properties with 11-19 units; or
 - D. \$2,000 or project value of \$60,000; for properties with 20+ units
6. A submitted work plan that demonstrates a project valuation of non-permit work to be done (or a combination of permit and non-permit work that demonstrates the required valuation as listed above) to rehabilitate the property.
7. A completed waiver application must be received in addition to the above listed requirements before a waiver can be considered.

Exterior Paint and Roof Waiver (no application required)

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for nine (9) months. The following requirements must be met before the waiver may be granted:

1. The property is a residential 1 or 2 family dwelling,
2. All property maintenance violations with the exception of exterior paint and roof work, must be corrected, inspected, and approved by the Housing Inspector; and
3. The property is clear of any other code violation administered by BDS; and
4. The housing case is currently open.

New Owner Grace Period (no application required)

Upon approval of this waiver, Code Enforcement Fees may be suspended for one (1) month. The following requirements must be met before the waiver may be granted:

1. The new owner acquired the property with pre-existing housing violations of Title 29; and
2. The existing liens have been satisfied or paid current and the City Auditor's Office has notified BDS of a new owner; and
3. The case is currently open.

Active Permit, Demolition, Non-Profit and

Warehouse Waivers: Call the Waiver Desk at 503-823-0891 for more information.

Free Home Repair Assistance Grants are Available for Low Income Owner Occupied Property Owners that earn 50% or less of median family income. For more information and to see if you qualify please visit the Portland Housing Bureau website at <http://portlandoregon.gov/phb/article/430363>.

All information is subject to change.

R145064



City of Portland, Oregon
Bureau of Development Services
Enforcement Program
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Paul L. Scarlett, Director
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Notice of Violation – New Owner Grace Period

January 11, 2017

MULTNOMAH COUNTY
% SPECIAL PROGRAM GROUP
PO BOX 2716
PORTLAND, OR 97208-2716

RECEIVED
MULTNOMAH COUNTY
JAN 13 2017
DIVISION OF
ASSESSMENT & TAXATION

CASE# - 07-106591-DB

RE: 5724 SE FLAVEL DR
DARLINGTON; BLOCK 24; EXC SELY 48' LOT 12
TAX# 1S2E19DD 10200

POSTED: 02/07/07

Multnomah County records indicate that you are the new owner of the above property. At the time you purchased the property, case # 07-106591-DB was open on the property for violations of the City's Property Maintenance Code. A copy of the violation letter, sent to the previous owner is enclosed. Due to the outstanding violations, monthly Dangerous Building Code Enforcement Fees are being assessed against the property. Our records show that the case is still open, and the violations require correction, inspection and approval by the Dangerous Building Inspector.

As the new owner, you have been granted a 30 day New Owner Grace Period to resolve the violation case without the assessment of further Dangerous Building Code Enforcement Fees. Please contact the undersigned Dangerous Building Inspector if you have questions about the violations or are ready to request an inspection.

If all violations are not corrected, inspected and approved by the end of the 30-day New Owner Grace Period, additional liens will be placed on the property and monthly Dangerous Building Code Enforcement Fees will resume at the original rate. In addition, should this case remain open for three (3) months or more, the monthly charges will increase to twice the original amount.

Please be aware that if your property is vacant or any part thereof is vacant or becomes vacant, it cannot be occupied until the violations are corrected. In the event the property or any part thereof is reoccupied before all violations are corrected a \$1251.00 per month penalty, in addition to the monthly enforcement fee, will be charged until the property is vacated and/or all violations are corrected and approved by the Dangerous Building Inspector. For complete details on fees, appeals, or to see if you may qualify for an enforcement fee waiver, refer to the enclosed information sheet.

Please contact the inspector below if you have any questions or concerns about this letter. Thank you for your attention to this matter.

Will Morita
Senior Housing Inspector, (503)-823-7106

CC: FILE



City of Portland, Oregon
Bureau of Development Services
Enforcement Program
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
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TTY: (503) 823-6868
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Fees, Penalties, Reviews, Appeals, and Waiver Information

FEES

If all violations **are not** corrected, inspected, and approved by a City Dangerous Building Inspector within thirty (30) days of the mailing date of the first violation letter, a lien may be placed against the property. The monthly fee is based on the number of units on the property and the number of units in violation.

1-2 Units \$257.00 per unit	3 – 10 Units \$386.00 per unit	11 – 19 Units \$515.00 per unit	20 or more Units \$643.00 per unit	Residential with Non-Residential use & Properties with only Non-Residential use \$643.00 per unit
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An additional auditor charge of 10% will be added to the above amounts, along with a possible recording fee. The monthly fees will double for any property that remains in violation for three (3) months from the initial notice of violation. Pursuant to Portland Policy Document ENB 12.07, property owners or their representative may request a review of assessed liens/fees for potential reduction once an enforcement case is closed.

Re-occupation After Notice of Violation: A \$1251.00 per month penalty will be assessed if the property or any part thereof is vacant or becomes vacant and is reoccupied before all violations are corrected, inspected, and approved by the City's Dangerous Building Inspector. This is in addition to the monthly code enforcement fees and is assessed per occurrence.

Hearings: A \$359.00 penalty will be assessed if the City files a complaint with the Code Hearings Officer regarding the continued existence of violations on the property.

ADMINISTRATIVE REVIEW – Do Violations Exist?

- Pursuant to 3.30.040.E.8, as the property owner or authorized agent, if you believe the finding of the notice was in error you may request an Administrative Review within 15 days of the posting notice or within 15 days of the first violation notice. Code enforcement fees will continue to accrue during the review process.
- If additional violations are cited, any property owner or authorized agent may also request an Administrative Review of additional cited violations within 15 days of the date of the notice citing those additional violations.
- An Administrative Review Appeal Fee of \$125.00 is due when the written request for an Administrative Review is requested. This fee will only be refunded if it is determined that all of the contested violations were cited in error.

The written request, along with the \$125.00 Administrative Review fee, must be received in our office within 15 days of original notification and must state the reason(s) for the review. Please make the check payable to the City of Portland. Compliance timelines and enforcement actions remain in effect during the Administrative Review process.

Mail requests to:

Bureau of Development Services
Neighborhood Inspections & Compliance Services Section
Review Appeal Desk
1900 SW 4th Avenue Suite 5000
Portland OR 97201

Your request should indicate if you or a representative of the property owner will be appearing in person for the review. If so, we will notify you and/or your representative of the date and time of the review. A written determination will be mailed following the review, which will include additional appeal information as set forth in Section 29.80.020.

Code Enforcement Fee Waivers (Dangerous Building Cases)

A waiver provides for temporary suspension of code enforcement fees assessed against a property. Waivers are available on a limited basis. Call 503-823-0891 for more information or to request an application.

Renovation Waiver

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended for up to nine (9) months. **Please note: If permits are required, they must be paid for and issued before the waiver will be granted.** These requirements must all be met before the waiver may be granted:

1. The property is clear of any other code violation administered by BDS; and
2. Submission of a signed and approved stipulated agreement with the waiver application (talk with the Dangerous Building Inspector for more information regarding the stipulated agreement); and
3. A Code Hearing has not been held for the Dangerous Building case while under the ownership of the applicant; and

New Owner Grace Period

(no application required)

Upon approval of this waiver, Code Enforcement Fees may be suspended for one (1) month. The following requirements must be met before the waiver may be granted:

1. The new owner acquired the property with pre-existing violations of Title 29; and
2. The existing liens have been satisfied or paid current and the City's Auditor's Office has notified BDS of a new owner; and
3. The case is currently open.

Non-Profit Waivers:

Upon approval of this waiver, Code Enforcement Fees may be suspended for up to 12 months. The following requirements must be met before the waiver can be granted.

1. The Non-Profit agency must have a mission statement that includes a goal of providing affordable housing for low income families and/or services to low income families or individuals;
2. The dangerous building case is currently open;
3. Submission of a signed and approved stipulated agreement with the waiver application (talk with the Dangerous Building Inspector for more information regarding the stipulated agreement);
4. A Code Hearing has not been held for the Dangerous Building case while under the ownership of the applicant;
5. Written application must be made for this waiver for each individual property; and
6. The property is clear of any other violations administered by BDS.

Warehouse Waivers (available for vacant properties)

Upon approval of this waiver, Code Enforcement Fees may be suspended for up to 12 months. The following requirements must be met before the waiver can be granted.

1. Inspector approval is required for this waiver;
2. The property is vacant with no exterior Fire Life Safety violations;
3. There are no immediate interior hazards, i.e. electrical, mechanical or plumbing.
4. The building is secured against entry and the property is fenced to ensure the public's protection;
5. A document is recorded against the title at the Multnomah County Recorder's Office regarding the open violation case; the applicant will pay the recording fees; and
6. The property is clear of any other violations administered by BDS.

Land Use Review Waivers

(no application required)

Upon approval of this waiver, monthly Code Enforcement Fees may be suspended during the time a Land Use Review (LUR) application is being considered. The following requirements must all be met before the waiver may be granted:

1. The building is secured against entry, the property is fenced to ensure the public's protection, and any additional interim safety measures are implemented, as required by the City;
2. If a Pre-application Conference is required and has been scheduled, then a completed LUR application is to be submitted and accepted within 30 days of the Pre-application Conference for Type II Reviews and within 60 days of a Type III Review;
3. If a Pre-application Conference is not required or when an LUR application is submitted after a Pre-application Conference, an extension will be granted until the end of review process or 120 days, whichever occurs first; and
4. After a decision is issued, a 30 day extension will be granted to comply with the issued decision unless the decision sets specific timelines.

All information is subject to change.



CITY OF

PORTLAND, OREGON

BUREAU OF DEVELOPMENT SERVICES

1900 S.W. 4th AVENUE, SUITE 5000
PORTLAND, OREGON 97201
PHONE: (503) 823-7305
FAX: (503) 823-7915
TDD: (503) 823-6868
<http://www.bds.ci.portland.or.us>

NOTIFICATION OF DANGEROUS STRUCTURE AND ORDER TO DEMOLISH OR REPAIR

March 15, 2007

RARDIN, WILLIAM J & MICHELLE J
5090 SW 163RD AVE
ALOHA, OR 97007

RECEIVED
MULTNOMAH COUNTY
JAN 18 2017
DIVISION OF
ASSESSMENT & TAXATION

CASE# 07-106591-DB

RE: 5724 SE FLAVEL DR
DARLINGTON; EXC SELY 48' LOT 12 BLOCK 24; 1S2E19DD 10200
TAX# R19790-6940

On February 7, 2007, a City of Portland Building Inspector inspected the one story, wood frame, single family dwelling on the above property and ascertained that the conditions of this structure are in violation of Chapter 29.40, Title 29, Property Maintenance Regulations of the City of Portland.

The conditions determined to be in violation are as follows:

1. Structure is dangerous in that it is maintained in a state of chronic dereliction, being both vacant in excess of 6 months and an attractive nuisance. 29.40.020M, 29.40.030
2. Structure is dangerous in that it is manifestly unsafe for use as a dwelling., and is in substantial non-compliance with Title 29, Chapter 29.30 Housing Maintenance Requirements.. 29.40.020K1, N; 29.40.030
3. Structure is dangerous in that it is maintained in such condition as to be a public nuisance. 29.40.020L1, 29.40.030

Accordingly, the Director of the Bureau of Development Services has found this structure to be dangerous.

The owners of this property are therefore ordered and required to demolish or repair this structure as follows:

Apply for and obtain a demolition permit not later than April, 15, 2007, and completely demolish the structure and have the site inspected and approved by the City of Portland, Bureau of Development Services, not later than May 15, 2007.

OR

Apply for and obtain the appropriate permits for repair not later than April 15, 2007, and completely repair this structure and return it to a safe, sound and legally habitable condition, and have it

inspected and approved by the City of Portland, Bureau of Development Services, not later than October 15, 2007.

This structure may not be occupied until all repairs are made and a certificate of completion has been obtained from the Bureau of Development Services. Failure to follow this rule will result in a \$1000 penalty and possible vacation of the property.

You should be aware that if the above violations are not corrected and approved by a Building Inspector within thirty (30) days of the date of this letter, a lien will be placed against the property and you will be charged a monthly enforcement fee. The enforcement fee plus a 10% Auditor's Assessment fee will be charged for each month the property remains out of compliance. This fee will be in addition to the fee for any required permits. In addition, monthly enforcement fees shall increase to twice the original amount for properties that remain in violation longer than six months.

Unless this structure is demolished or repaired as set forth above, a complaint will be filed against the owners of this property with the City of Portland Code Hearings Officer. If the Hearings Officer determines that the structure is dangerous and that the owners have failed to demolish or repair it as required by this Notification and Order, the Hearings Officer may authorize the City of Portland to demolish this structure and to assess civil penalties against the owners of \$1,000.00 per day plus Auditor's Office Assessment Fees.

Please note a \$250 penalty will be charged against the property if the City files a complaint with the Hearings Officer about the violations.

If the City demolishes the structure, the owner will be personally liable for all the City's costs, including the overhead and processing costs. These charges will also be made a lien against the property and will accrue additional service charges and interest until paid.

You can avoid the possibility of these charges and penalties by obtaining the necessary permits and demolishing or repairing this structure within the time frame set forth above.

If you believe your building is not in violation of Section 29.40 of the City Code, you may appeal by notifying this office in writing within fifteen (15) days from the date of this notice. We will then schedule a time to review the matter with you. Please address all correspondence to:

**Bureau of Development Services
Dangerous Buildings - Administrative Reviews
1900 SW 4th Avenue Suite 5000
Portland OR 97201**

If you have any questions or require additional information, you should contact the undersigned Building Inspector between the hours of 8:00 A.M. and 9:30 A.M. at Compliance Services, Bureau of Development Services, Suite 5000, 1900 SW 4th Avenue, telephone (503)-823-7369.

Corrin Struempf
Building Inspector
cc: File