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ORDINANCE NO. 03-1023

AN ORDINANCE of the City Council of the City of SeaTac repealing Chapter 13.40, the Uniform Code for the Abatement of Dangerous Buildings, and Chapter 13.45, the Uniform Housing Code, and adding a new Chapter to the Municipal Code to adopt and amend the International Property Maintenance Code.

WHEREAS, the City Council has adopted, by Ordinance 92-1033, the Uniform Code for the Abatement of Dangerous Buildings and the Uniform Housing Code in order to create minimum standards for housing and property maintenance; and,

WHEREAS, these codes have not been published or updated since 1997 but have been replaced by the International Property Maintenance Code, as published by the International Code Council; and,

WHEREAS, the International Property Maintenance Code merges the provisions of the prior Uniform Codes related to dangerous buildings and housing in order to provide greater uniformity and eliminate conflicts; and,

WHEREAS, the International Property Maintenance Code contains minimum provisions related to vacant buildings and land; and,

WHEREAS, the City Council finds that vacant and abandoned buildings and land can reduce the value of neighboring property and can invite criminal activity; and,

WHEREAS, it is the City Council's desire to regulate vacant buildings beyond the provisions of the International Property Maintenance Code to provide standards for appearance and safety;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,

AUG 25 2003

WASHINGTON DO ORDAIN as follows:

- Section 1. Chapter 13.40 of the SeaTac Municipal Code is hereby repealed.
- Section 2. Chapter 13.45 of the SeaTac Municipal Code is hereby repealed.
- Section 3. There is hereby added a new Chapter 13.43 to Title 13 of the SeaTac Municipal Code to read as follows:

Chapter 13.43

PROPERTY MAINTENANCE CODE

Sections:

13.43.010 International Property Maintenance Code

13.43.020 Copy on file

13.43.010 International Property Maintenance Code

The 2003 Edition of the International Property Maintenance Code, as published by the International Code Council is adopted with the following exceptions:

A. References to the board of appeals in section 111 shall be deemed to refer to the hearing examiner system of Chapter 1.20 of the SeaTac Municipal Code.

B. Subsection 301.3 **Vacant buildings and land**, is repealed in its entirety and replaced by the following:

313 Vacant Buildings. All vacant buildings and premises thereof must comply with this Code. Vacant buildings shall be maintained in a clean, safe, secure and sanitary condition provided herein so as not to cause a blighting problem or otherwise adversely affect the public health, safety or quality of life.

313.1 Appearance. All vacant buildings must appear to be occupied, or appear able to be occupied with little or no repairs.

313.2 Security. All vacant buildings must be secured against outside entry at all times. Security shall be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

313.2.1 Architectural (Cosmetic) Structural panels. Architectural structural panels may be used to secure windows, doors and other openings provided they are cut to fit the opening and match the

characteristics of the building. Architectural panels may be of exterior grade finished plywood or Medium Density Overlaid plywood (MDO) that is painted to match the building exterior or covered with a reflective material such as plexi-glass.

Exception. Untreated plywood or similar structural panels may be used to secure windows, doors and other openings for a maximum period of 30 days.

313.2.2 Security fences. Temporary construction fencing shall not be used as a method to secure a building from entry.

Exception. Temporary construction fencing may be used for a maximum period of 30 days.

313.3 Weather protection. The exterior roofing and siding shall be maintained as required in Section 304.

313.4 Fire Safety.

313.4.1 Fire protection systems. All fire suppression and alarms systems shall be maintained in a working condition and inspected as required by the Fire Department.

313.4.2 Flammable liquids. No vacant building or premises or portion thereof shall be used for the storage of flammable liquids or other materials that constitute a safety or fire hazard.

313.4.3 Combustible materials. All debris, combustible materials, litter and garbage shall be removed from vacant buildings, their accessory buildings and adjoining yard areas. The building and premises shall be maintained free from such items.

313.4.3 Fire Inspections. Periodic fire department inspections may be required at intervals set forth by the fire chief or his designee.

313.5 Plumbing fixtures. Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system shall be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes.

313.5.1 Freeze protection. The building's water systems shall be protected from freezing.

313.6 Electrical. Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable codes shall be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

313.7 Heating. Heating facilities or heating equipment in vacant buildings shall be removed, rendered inoperable, or maintained in accordance with applicable codes.

313.8 Interior floors. If a hole in a floor presents a hazard, the hole shall be covered and secured with three-quarter (3/4) inch plywood, or a material of

equivalent strength, cut to overlap the hole on all sides by at least six (6) inches.

313.9 Termination of utilities. The code official may, by written notice to the owner and to the appropriate water, electricity or gas utility, request that water, electricity, or gas service to a vacant building be terminated or disconnected.

313.9.1 Restoration of Service. If water, electricity or gas service has been terminated or disconnected pursuant to Section 313.9, no one except the utility may take any action to restore the service, including an owner or other private party requesting restoration of service until written notification is given by the code official that service may be restored.

313.10 Notice to person responsible. Whenever the code official has reason to believe that a building is vacant, the code official may inspect the building and premises. If the code official determines that a vacant building violates any provision of this section, the code official shall notify in writing, the owner of the building, or real property upon which the building is located, or other person responsible, of the violations and required corrections and shall be given a timeframe to comply.

313.10.1 Alternate requirements. The requirements and time frames of this section may be modified under an approved Plan of Action. Within 30 days of notification that a building or real property upon which the building is located, is in violation of this Section, an owner may submit a written Plan of Action for the building official to review and approve if found acceptable. A Plan of Action may allow:

- 1) extended use of non-architectural panels
- 2) extended use of temporary security fencing
- 3) extended time before the demolition of a building is required
- 4) for substandard conditions to exist for a specific period of time, provided the building is secured in an approved manner.

When considering a Plan of Action, the building official shall take into consideration the magnitude of the violation and the impact to the neighborhood.

313.11 Enforcement. Violations of this section shall be enforced according to the provisions and procedures of Chapter 1.15 of the SeaTac Municipal Code and subject to the monetary penalties contained therein.

313.11.1 Abatement. A building or structure accessory thereto that remains vacant and open to entry after the required compliance date is found and declared to be a public nuisance. The code official is hereby authorized to summarily abate the violation by closing the building to unauthorized entry. The costs of abatement shall be collected from the owner in the manner provided by law.

313.11.2 Unsafe buildings and equipment. Any vacant building, or equipment therein, declared unsafe is subject to the provisions of Section 108 and the demolition provisions of Section 110.

13.43.020 Copy on file

At least (1) one copy of the adopted edition of the International Property Maintenance Code shall be on file in the office of the City Clerk.

Section 4. This Ordinance shall be in full force and effect thirty (30) days after passage.

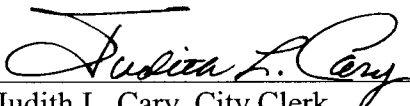
ADOPTED this 22nd day of July, 2003, and signed in authentication thereof on this 22nd day of July, 2003.

CITY OF SEATAC




Joe Brennan, Mayor

ATTEST:



Judith L. Cary, City Clerk

Approved as to Form:



Robert L. McAdams, City Attorney

[Effective Date 8/21/03]

Ordinance Adopting The International Property Maintenance Code.
Name of Document