

# CITY MANAGER WEEKLY UPDATE REPORT ~ KENT MYERS

June 26, 2009

Due to the fact that I have just returned from the Association of Washington Cities (AWC) Conference in Spokane, this week's report will be very brief. I will provide a more detailed report on the Conference and other activities next week.

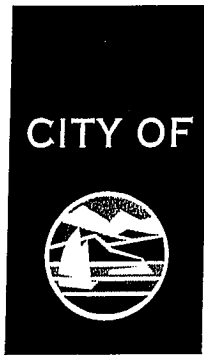
A lot of discussion at the Conference focused on the financial challenges that cities across the state are facing. City officials shared ideas on how they have been reducing expenses to offset loss of revenues from property taxes, sales taxes, and building permit revenues. This information was very timely as we will soon begin the process of developing the 2010 budget. As you know, we plan on having a preliminary budget discussion at our next Council meeting. Then I suggest that we set a date for a special Council work session so that we can spend several hours discussing (1) the City's current financial guidelines; (2) final fund balances for 2008; (3) mid-year status report on revenues and expenses for 2009; and (4) Council budget priorities for 2010. Also, since we will have at least three new Council members effective January 1, I will recommend that the Council candidates be invited to attend each budget discussion.

I wanted to mention that Jeff Lincoln, executive director of PA Harbor-Works, has scheduled regular weekly briefings with me and Bill James of the Port of Port Angeles, with the first session scheduled for Wednesday. Please let me know if you have any questions or concerns that you would like me to relay to Jeff at these upcoming briefings.

Finally, we issued the attached order on the Chinook Motel today due to numerous health and safety violations. The City has an obligation to insure that visitors to our community have a healthy and safe place to stay. As shown in the attached notice, the violations have reached the point where decisive action by the City is required to protect the public's interests.

Have a nice weekend.

*-Kent Myers*



# PORT ANGELES

WASHINGTON, U. S. A.

## NOTICE AND ORDER

**DATE:** June 26, 2009

**TO:** William and Awatef Younan  
Chinook Motel  
1414 East First Street  
98362

**PROPERTY:** 1414 East First Street, Port Angeles WA  
Lots 1 – 6, Block 121, Thomas W. Carter's Subdivision, and Tax Lot #297  
of Sub Lot 10; Parcel Numbers 0630005600950000 and  
0630001010300000, Clallam County, WA

**NOTICE:** The Building Official of the City of Port Angeles, exercising authority vested in him pursuant to Chapters 14.01 and 14.09 Port Angeles Municipal Code, has determined that the property identified above is in violation of several provisions of the International Property Maintenance Code, as adopted by the City of Port Angeles in Port Angeles Municipal Code Chapter 14.09.

The violations are identified below.

The Building Official of the City of Port Angeles, exercising authority vested in by law, has determined that the portion of the property identified above that is intended for use as a hotel is unfit for human occupancy.

**ORDER:**

**Effectively immediately, that portion of the Property that is designed and intended for use as a hotel, as defined in RCW 19.48.010, is hereby condemned.**

**The portion of the Property that is designed and intended for use as a hotel shall not be used for human occupancy.**

**You, and everyone acting on your behalf, are prohibited from allowing or permitting any human occupancy of that portion of the Property that is designed and intended for use as a hotel.**

**VIOLATIONS:**

**BUILDING AND PROPERTY MAINTENANCE**

- Several units have damage from water and or mold in ceiling areas. This appears to be caused from a leaking roof and/or plumbing.
- The State Health Official confirmed rodent droppings and signs of bed bugs (including dead bugs) during the inspection on June 17, 2009.
- New water heaters were installed without permits and have not been properly installed.
- Most ventilation fans do not function. Exhaust fans in kitchenettes are inoperable.
- Smoke detectors were missing or not working, some were laying on the floor.
- Exterior vegetation is penetrating exterior windows.
- Water damage from a bathroom shower is extensive enough to have caused failure of the adjoining wall. Carpet was nailed/stapled to the walls as a repair.
- The swimming pool area is surrounded by a sagging fence that is overgrown with vegetation. The pool is covered by a sagging tarp and was not available for closer inspection. The tarp was filled with stagnate water.
- High weeds and grass (over 12" tall) exist on the property.
- Exterior painted surfaces are peeling and the wood is exposed to the elements.
- Parking space identification is difficult. This includes the ADA parking if it was required during the time of construction.
- Fire extinguishers need to be available for inspection. Verify service and maintenance of this item with fire department.
- An approved, certified, third party asbestos and lead paint abatement agency inspection shall be required as per the Olympic Region Clean Air Agency. Please contact our office if you have any questions about this item.

**ELECTRICAL VIOLATIONS:**

- Seal all unused openings in boxes, panels, and lights (NEC 110.12A)
- Canopies required for all light fixtures (NEC 410.22)
- Conductors entering lights shall be part of light fixtures and properly installed (NEC 410.20)
- Receptacles and phone jacks shall not be installed above baseboard heaters (NEC 424.9)
- Non metallic cable not to be installed outdoors in damp locations (NEC 334.12(B)(4))
- Non metallic cable to be protected from physical damage (NEC 334.15(B))
- GFCIs required in bathroom, kitchen, and exterior locations (NEC 210.8)
- All exterior devices to have weatherproof covers (NEC 406.8(B))
- Label panel circuit breakers (NEC 408.4)
- All exterior signs to be listed and properly installed (NEC 600.3)
- Equipment grounding conductor to be installed to hot water tanks (NEC 250.4)
- Single conductors shall be installed in a recognized wiring method (NEC 300.3(A))
- Provide proper working space around electrical equipment (NEC 110.26)
- Extension cords are not a substitute for fixed wiring method (NEC 400.8)
- Damaged lamp or TV cords to be replaced (NEC 400.9)
- All wiring splices to be installed in a box (NEC 110)

- All damaged electrical equipment to be replaced (NEC 110)
- Boxes required for all devices (NEC 314)
- Boxes installed on combustible surfaces shall be flush (NEC 314.2)

**APPLICABLE CODE SECTIONS:**

The following are the code sections applicable to this Notice and Order:

- Chapter 14.01 PAMC
- Chapter 14.09 PAMC
- The following sections of the 2006 International Property Maintenance Code:
  - Section 106.1, Unlawful Acts
  - Section 108, Unsafe Structures And Equipment, including all of part 108.1 of that Section
  - Section 302, Exterior Property Areas, including parts 302.1 through 302.8 of that Section
  - Section 303, Swimming Pools, Spas And Hot Tubs, including parts 303.1 and 303.2 of that Section
  - Section 304, Exterior Structure, including parts 304.1 through 304.7 and 304.14 of that Section
  - Section 307, Rubbish And Garbage, including part 307.1 of that Section
  - Section 505, Water System, including part 505.1 of that section
  - Section 604, Electrical Facilities, including part 604.1 of that Section
  - Section 704, Fire Protection Systems, including parts 704.1 and 704.2 of that Section
- National Electric Code, sections cited above under the heading ELECTRICAL VIOLATIONS

**OPPORTUNITY TO CURE:**

You have the opportunity, and are encouraged, to cure the violations found by the Building Official. You may do so by repairing, fixing, remedying, correcting and/or refurbishing as necessary to eliminate the violations identified above. If the violations are corrected, the Building Official may rescind or revise the foregoing Order.

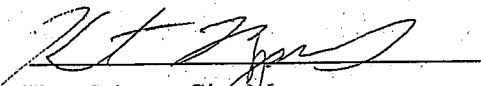
**Note: If you intend to cure the violations, you must obtain the appropriate permits before commencing work.**

**APPEAL:** You have the right to appeal this Notice and Order.

To appeal, you must file a notice of appeal with the City Clerk within thirty (30) days of the date of this Notice.

For additional information about filing an appeal, see PAMC section 14.01.090.

**NOTE: Filing an appeal does not stay, defer, or postpone the effectiveness of this Order. The Order set forth above remains in effect until the conclusion of the appeal process.**

  
 Kent Myers, City Manager  
 City of Port Angeles