

Memorandum

DATE: June 9, 2022
TO: Yakima City Council
COPY: Bob Harrison, City Manager
Joan Davenport, Community Development Director
FROM: Glenn Denman, Code Administration Manager
RE: Vacant Structures, Nob Hill Blvd

During the May 16th 2023 Council Meeting, Councilmember Byers inquired into the status of two properties on W Nob Hill Blvd in the vicinity of S 30th Ave. The properties contain several structures that are vacant, boarded, and appear dilapidated. Code Compliance has determined that the structures and property are in violation of several statutes of the International Property Maintenance Code including structure habitability and other exterior property nuisances. Non-Compliance Notices have been sent to property owners with pending deadlines expiring June 14th. If nuisances are not abated, the next step will be sending a Notice and Order to abate all nuisances.

Another question posed by Council is how long a structure may be left boarded and secured, as some have been left boarded for long periods of time. Typically, if a structure is uninhabited and unsecure, it is considered an "imminent danger" by the IPMC. In such cases, boarding and securing the structure abates the imminent danger. However, if the structure does not have other visible violations, it has not necessarily been considered uninhabitable¹. Such structures have been allowed to remain in a non-dangerous (boarded) but possibly uninhabitable condition.

Remedy:

A recent examination of the IPMC (and in consultation with the Legal Department), code administration staff has determined that an approach to take would be if a structure is both an imminent danger *and* uninhabitable, a notice will address both at the same time. Notices will be 2-tiered, addressing the immediate dangerous condition *and* other non-immediately dangerous nuisance conditions related to the structure². With this approach, boarding the structure may abate the imminent danger, but other less portentous nuisances will continue to be enforced until the entire structure is brought into compliance. The 2-tiered notices will contain a deadline for abating imminent dangers, and a separate deadline requiring other habitability violations to be abated with appropriate deadlines for each.

¹. The IPMC allows a level of assumption to be made on habitability based on exterior conditions.

². Other non-structure nuisances are typically included in the same notice.