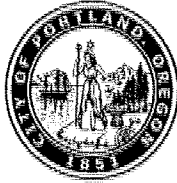


R115539



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: 8923 SE REEDWAY ST
BLOCK 2 W 40' OF LOT 6 E 10.6' OF LOT 7, BERNHARDT PK; 1S2E16C\ 06800
Tax #: R07240-0400 Case #: 97-001267-HS

Our records indicate you are the new owner of the above property. At the time you purchased the property, case # 97-001267-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, William.Morita@portlandoregon.gov

LIST OF VIOLATIONS

Uncorrected violations from October 22, 2008 letter:

1. Portions of exterior paint are peeled to bare wood. 29.30.060(b)
2. Portions of trim paint are peeled to bare wood. 29.30.060(b)
3. **CORRECTED July 25, 2003:** Front porch handrails are incomplete, lack returns, and are not secured. 29.30.080(b,c)
4. Porch supports are deteriorated indicating potential structural failure. 29.30.070
5. **Fire Life Safety Violation:** Rear basement steps lack an approved safety handrail not less than 30" nor greater than 38" high. 29.30.080(b,c)
6. Portions of untreated wood of front porch lack required 6" clearance to earth. 29.30.060(b)
7. **Fire Life Safety Violation:** West window panes are broken and missing. 29.30.090(h)
8. Portions of gutters and downspouts are damaged, deteriorated, and missing. 29.30.030
9. Chimney above the roof line has deteriorated mortar joints and missing bricks. 29.30.040
10. Porch skirting is deteriorated or missing and is open to entry. 29.30.060(a), 29.30.070
11. **Fire Life Safety Violation:** Portions of roof covering are deteriorated, damaged and missing, resulting in weather entry. 29.30.030
12. Tree branches and accumulated tree debris on the roof contribute to the deterioration of the structure. 29.30.060(a), 29.30.030
13. Portions of the exterior siding are deteriorated, damaged and missing. 29.30.060(a)

Additional violations from April 29, 2009 reinspection:

14. **Permit Required: Fire Life Safety Violation:** Portions of roof are deflected, indicating structural deficiencies. 29.30.030, 29.30.050(b)
15. **Fire Life Safety Violation:** several windows are boarded, preventing emergency exit, ventilation, and light. 29.30.090(a,b,c,f)
16. **Fire Life Safety Violation:** Exterior stairs to basement are unsafe to use, with steps covered with debris, railing fallen off, lack of drainage at landing. 29.30.070

LIST OF VIOLATIONS

17. Gutters and downspouts are not connected to an approved disposal system and not channeling rainwater in an approved manner to an approved point of disposal. 29.30.030
Downspouts must extend at least six feet from a basement and two feet from a crawl space. The end of the downspout extension needs to be at least five feet from your property line. Avoid directing downspout water into an area that is too small for good drainage. The sewer standpipe should be sealed with a wing-nut test plug or a rubber cap.
For more options and information, call the City's Downspout Disconnect Program at 503-823-5858.
18. **Fire Life Safety Violation:** Roof flashings, roof sheathing, rafter tails, soffits and eaves are damaged, deteriorated and missing. 29.30.030
19. Gutters and downspouts are clogged with vegetation. 29.30.030
20. Portions of untreated wood lack required 6" clearance to earth (basement window on east side at driveway). 29.30.060(b)
21. Portions of foundation are in disrepair (open to basement on rear of house). 29.30.050(a,b)
22. Windows are in disrepair with broken window panes, missing window panes, water damaged sashes and sills, wood frames peeling to bare wood, and cracked panes. 29.30.090(b,f,h)
23. The attached garage is in disrepair with missing damaged gutters, broken doors, missing, deteriorated and damaged (moss-covered) siding, deteriorated and damaged roof, bare wood, missing and damaged trim, holes in siding, and boarded and damaged windows. 29.30.020

Additional violations from November 5, 2012 reinspection:

24. **Fire Life Safety Violation:** Dwelling unit lacks required water service. 29.30.170(a)
25. **Health Sanitation Violation:** Trash and debris have accumulated on exterior property areas. Any time limit on a City of Portland Nuisance Posting on this property takes precedence over the time limits on this Housing Code case. 29.30.140(a)

Additional violations from January 11, 2013 reinspection:

26. An occupied tent has been identified at this property. Vehicles, including accessory recreational vehicles, are not approved for occupancy within the City of Portland unless it is located in an approved trailer park or campground with approved electrical and plumbing connections. Please discontinue the occupancy, and call the above Housing Inspector for an inspection to verify compliance. 29.50.050
27. **Fire Life Safety Violation:** Unapproved and/or excessive use of extension cords in the back yard, in the weather and on the ground, creating possible fire hazards. 29.30.190

Additional violations from April 26, 2013 reinspection:

28. Portions of the garage are in disrepair with racked framing and in danger of collapse. 29.30.020

LIST OF VIOLATIONS

Interior:

29. **Health Sanitation Violation:** Trash and debris has accumulated on the interior of the dwelling unit creating unsanitary conditions, a breeding area for insects, rodent harborage, and a fire hazard. 29.30.140(b)
30. **Fire Life Safety Violation:** Personal belongings have accumulated on the interior of the dwelling unit creating unsanitary conditions, a breeding area for insects, rodent harborage, and a fire hazard. Fire exits blocked throughout. Interior passages nearly impassable. 29.30.140(b)
31. **Health Sanitation Violation:**
floor coverings throughout are stained and dirty. 29.30.110(a), 29.30.140(b)
32. Portions of wall and ceiling coverings throughout are damaged, unsanitary, and missing. 29.30.110(a)
33. **Health Sanitation Violation:** Portions of kitchen subflooring are missing or deteriorated. 29.30.110(a)
34. **Health Sanitation Violation:** Dwelling unit lacks kitchen sink. 29.30.160
35. **Fire Life Safety Violation:** Open drain pipe at kitchen area allows entrance of sewer gases into the dwelling. 29.30.170(c)
36. Chimney smoke pipe connection holes are covered with unapproved material. The material must be either concrete and/or masonry. 29.30.180(a), 29.30.040
37. **Fire Life Safety Violation:** Unapproved and/or excessive use of extension cords, creating possible fire hazards. 29.30.190
38. **Fire Life Safety Violation:** Sleeping areas lack required protection by operable smoke detectors and/or alarms. 29.30.240

Smoke detectors and/or alarms are required in the following areas:

- a. Each sleeping area of the dwelling
- b. In the immediate vicinity of sleeping areas [the hallway outside of a bedroom, for example]
- c. On each additional story of the dwelling
- d. In basements, and
- e. In attics with habitable space. Smoke detectors are not required in attics that do not have habitable space or in crawl spaces.

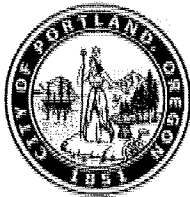
For wall applications, install smoke detectors and/or alarms no closer than 4" to the ceiling, and no further than 12" from the ceiling. For ceiling applications, install smoke detectors and/or alarms no closer than 4" to the nearest wall.

39. **Fire Life Safety Violation:** Access to electrical circuit panel is blocked by an accumulation of personal belongings. Required clearance in front of panel is 30" wide and 36" deep. 29.30.190, 29.30.110

LIST OF VIOLATIONS

- 40. **Permit Required: Fire Life Safety Violation:** Electrical service panel is unprotected and damaged from water leak above, lacks cover, panel is extremely susceptible to shorts and electrical fires. 29.30.190
- 41. **Fire Life Safety Violation:** Service equipment lack required access for service and clearances for possible combustion. 29.30.180
- 42. **Health Sanitation Violation:** Trash and debris have accumulated on exterior property areas. Any time limit on a City of Portland Nuisance Posting on this property takes precedence over the time limits on this Housing Code case. 29.30.140(a)

c: File



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

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
--------------------------------	-----------------------------------	------------------------------------	---------------------------------------	---

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.