

Unsafe Vacant Buildings

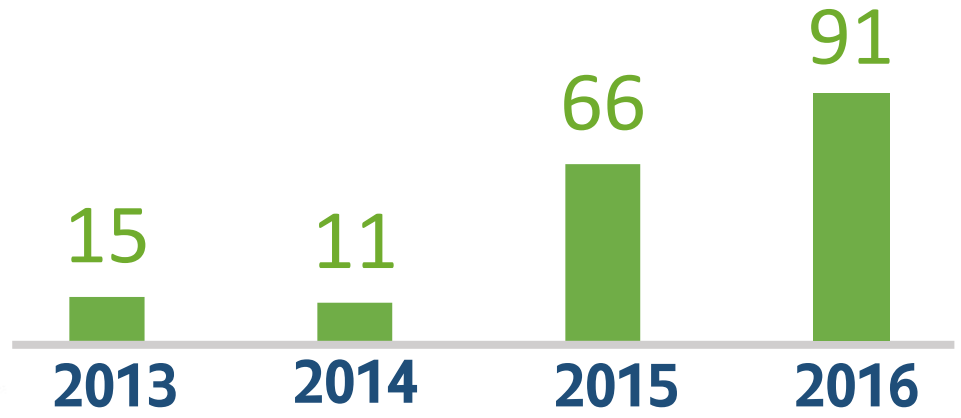
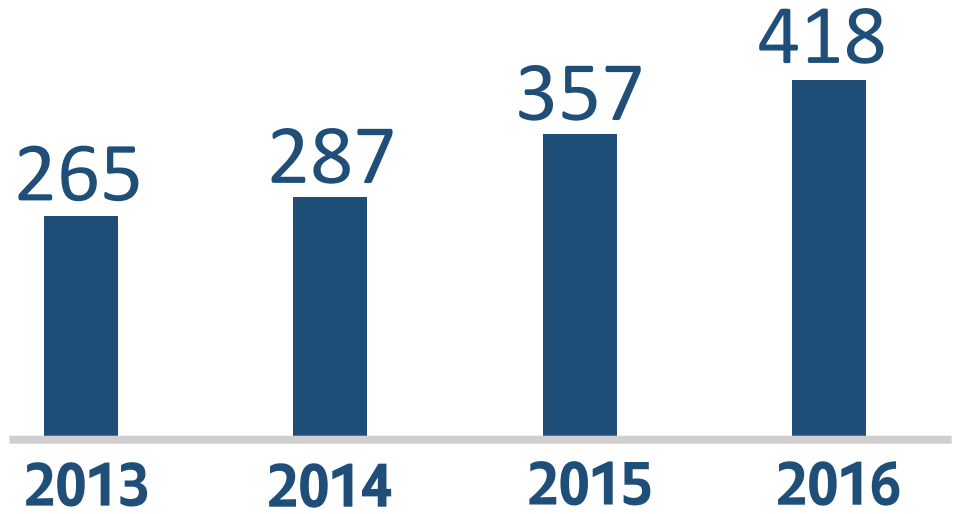
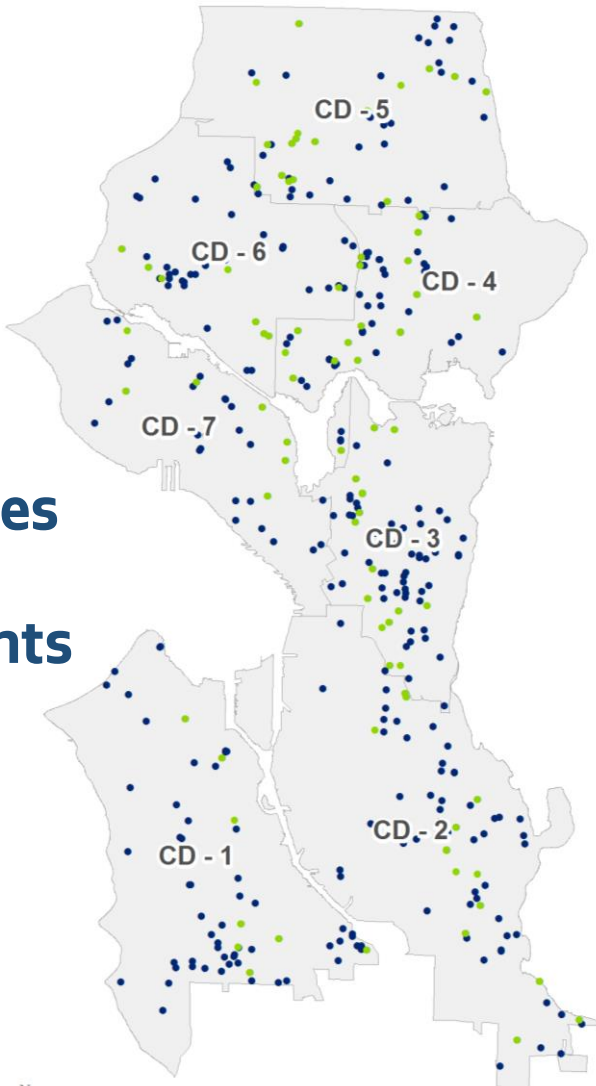
Planning, Land Use & Zoning Committee
May 16, 2017

City of Seattle
Department of Construction & Inspections 



COMPLAINT CASES & EMERGENCY ORDERS TO CLOSE

377
Properties
with
complaints
in
2016



WHO IS AFFECTED



1120 JOHN ST



**SDCI
inspections**



**Police
responses**



**Fire
incidents**

GOAL

A black and white photograph of a dilapidated building. In the foreground, there is a concrete platform with a metal railing on the left. A large metal barrel is on the left side of the platform. In the center, there are several long, thin pipes or rods lying on the platform. The building behind has a door with a window and some graffiti that says "KEEP OUT". The overall scene suggests a neglected and unsafe building.

Respond to the public health and safety risks of vacant buildings

RECOMMENDATIONS



**Building/Site
Maintenance**

**Demolition of
Unfit Buildings**

**Demolition of
Housing**

BUILDING/SITE MAINTENANCE

Securing Windows

- Standards for plywood
- Alternative materials

Removing Junk

- Faster way to clean up yards at vacant building sites



DEMOLITION OF UNFIT BUILDINGS

Current

- Director can order an unfit building to be demolished after hearing process
- Demolition order requires complex financial valuation

Proposal

- Same hearing process
- Alternative pathway for extreme hazard buildings. Adds criteria for serious public safety problems.

DEMOLITION OF UNFIT BUILDINGS

Current



of buildings that go through the **valuation/abatement process** and are demolished in a typical year



of buildings in process so far **this year**

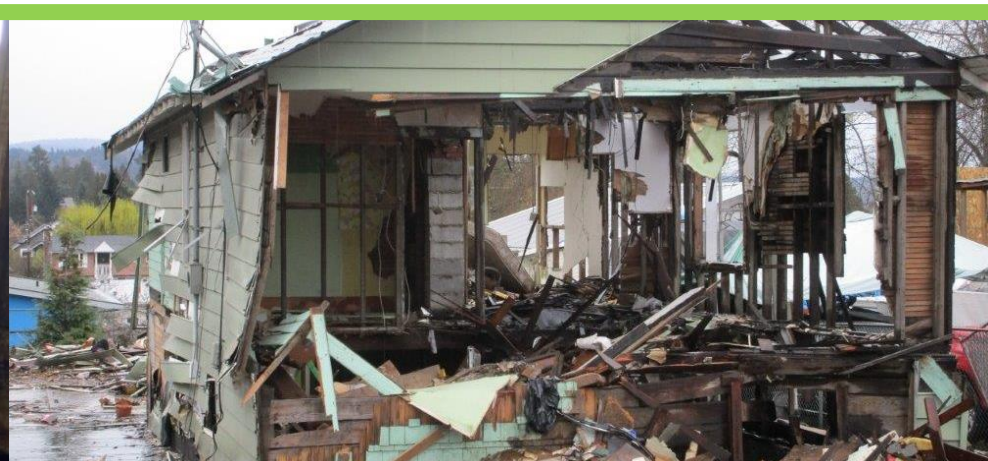
Proposal



of properties that would likely meet the **new criteria for hazardous buildings** next year



of properties that we expect to meet the new criteria in **future years**



DEMOLITION OF HOUSING MULTIFAMILY AND COMMERCIAL ZONES

Restrictions adopted in 1980s, have evolved over time



Current

Owner must wait until redevelopment permit is issued (or until extreme decay and City order)

Proposal

Owner must wait 4 months, during which time the demolition permit review can be completed

DEMOLITION OF HOUSING SINGLE FAMILY ZONES



2015 2016

Owner-Occupied

Current No wait

Proposal No change

Rental

Current Owner must wait 12 months or until redevelopment permit is issued (or until extreme decay and City order)

Proposal Owner must wait 4 months

DEMOLITION PERMITS

Current



588

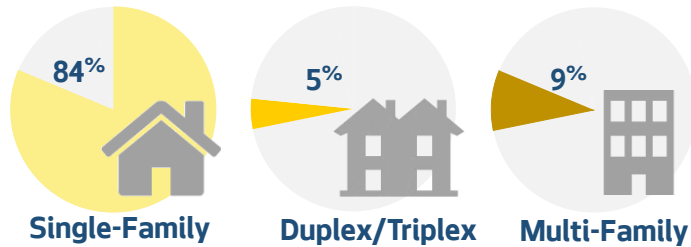
Demo permits issued for **residential buildings** in a recent year



Months to process a **redevelopment permit**, on average



Months to process a **demolition permit**, on average



Proposal



No significant change expected



Months of potential **time savings** under proposal



We're also looking at:

- Ways to help keep units occupied longer



THANK YOU

CONTACT

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