

Historic Preservation Commission Public Hearing

VANCOUVER
CITY HALL

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Vancouver
WASHINGTON

August 5th, 2020

Sree Thirunagari, Chief Building Official

Keith Jones, Senior Planner

Overview

- **Laundry and Boiler Buildings** -Building Official's preliminary determination as Unfit Buildings

Timeline of events

May 2018 - City and property owner met to discuss safety concerns related to boiler, laundry and smokestack structures

July 2019 – Property owner provided engineer reports

August 2019 - City required property owner to provide action plan regarding next steps for each for all three structures by March of 2020

December 2019 - Property owner made official request for unfit building determination on boiler and laundry structures

February 2020 - BFCC meeting to review Building Official preliminary unfit building determination regarding boiler and laundry structures

Laundry and Boiler Buildings



Laundry Building



Laundry Building



Laundry Building



Boiler Building



Laundry Building



Applicable Codes. VMC Title 17. Section 17.32



Applicable Codes. VMC Title 17. Section 17.32

VMC 17.32

- Purpose/Intent
- Scope
- Technical provisions

VMC 17.32 Scope and purpose

- Applies to buildings that are unsafe due to dilapidation, disrepair, structural defects and other unsafe conditions described in the code.
- Intended to address conditions that are inimical to health and welfare, and endanger the life, limb, health, safety and welfare

VMC 17.32.40 Unfit definition

- Significantly higher stress in structural members that has or may cause structural failure (A)
- Significant damage due to weathering or any other cause (D)
- Any structural member is likely to fail, become detached and thereby injure persons/property (F)
- Any portion of the structure is likely to partially or completely collapse (I)
- Dilapidated structure that has or is likely to become an attractive nuisance, or enable unlawful acts such as trespass and unlawful burning (M)(Q)(S)

Unfit determination

Supporting documents provided in staff report include:

- Engineering reports
- KGA letter
- DAHP letter

SEPA

- SEPA review will be a condition of the unfit building determination made by the Building Official
- Planning staff will make the SEPA Determination following the unfit building determination
- Planning staff is requesting HPC input into the applicant's proposed mitigation measures

MITIGATION MEASURES

The Historic Trust is proposing the following mitigation measures:

1. Prepare Archaeological Survey
2. Update National Register Nomination
3. Interior Photographs
4. Public Educational Display and Interpretation
5. Social Media Postings

Questions and Discussion

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