

### **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













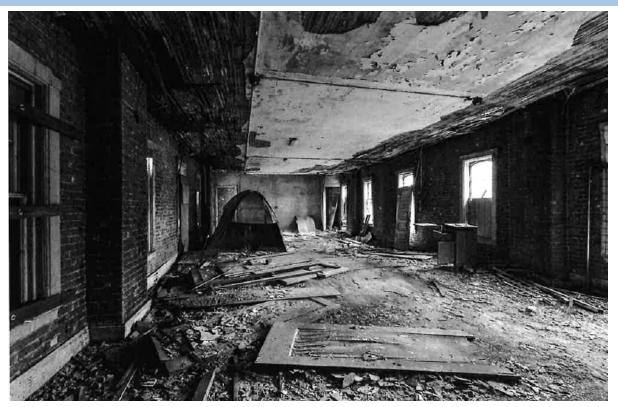




# **Boiler Building**









## 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:

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



