



Department of Construction and Inspections
Code Compliance Division

**AMENDED EMERGENCY ORDER OF THE DIRECTOR TO VACATE AND CLOSE
CASE NO. 1039264**

January 18, 2017

Property Owner: SAN JUAN APARTMENTS, LLC
Property known as 4840 CALIFORNIA AVENUE SOUTHWEST
APN: 7579201085
Lots 17-20, Block 6, Scenic Park, as recorded in Volume 15 of Plats, Page
34, Records of King County, Washington.

San Juan Apartments LLC
Reg. Agent: OM&R Corporation
701 Pike St, Ste 1700
Seattle, WA 98101-3930

Gov's Ray & Linda Russo
4111 E Madison St #490
Seattle, WA 98112

**TO ALL OWNERS, MANAGERS AND OCCUPANTS OF THE BUILDING AND PREMISES
DESCRIBED ABOVE AND TO OTHER INTERESTED PARTIES:**

We received a complaint about this property. Housing and Zoning Inspector
RACHEL FREEMAN, 206-684-4527 or rachel.freeman@seattle.gov, investigated and identified
conditions that are considered high hazard as described in Section 22.206.260 of the Seattle
Housing and Building Maintenance Code. These conditions represent a threat to the safety or
health of the occupants or the public, or an imminent hazard to the extent that people in or
around the building are in serious jeopardy of life or limb.

**BASED ON THIS FINDING, IT IS ORDERED THAT THE BUILDING BE VACATED AND
CLOSED NO LATER THAN 12:00 PM, FRIDAY, JANUARY 20, 2017.**

**THE OBSERVED HIGH HAZARD CONDITIONS REQUIRING VACATING AND CLOSURE
ARE:**

UNIT 41

EXTENSIVE WATER INTRUSION AND WATER DAMAGE FROM LEAKING ROOF.
22.206.080, 22.206.160, 22.206.260

**YOU MUST NOTIFY THE INSPECTOR WHEN THE CORRECTIONS HAVE BEEN
COMPLETED SO THAT HE OR SHE CAN RE-INSPECT TO VERIFY COMPLIANCE.**

PENALTIES, FINES, COSTS:

You may be subject to civil penalties (fines) of up to **\$1000 per day** beginning the day after the deadline above. In addition, if corrections are not completed by the deadline above, we may take action to correct the emergency condition and will seek reimbursement from you for the costs of that action. **Also, the property owner must deposit relocation assistance with the City of Seattle for each tenant household affected by this Order on or before the deadline above. (Please see attached notification to pay relocation assistance.)**

If you do not correct the violations by the deadline listed above, the City may file a lawsuit against you to collect the penalties and costs. If this case goes to court, the City would have to prove that the code violation exists/existed in order to collect any penalties.

INSPECTION CHARGES

In addition to these penalties, an inspection charge of \$210 is charged for each inspection beyond the first two inspections in this case.

- The third inspection and all subsequent inspections will be charged.
- This charge is in addition to any per-day or other penalty or fine and you will be billed for this charge.

RECORDING

We may file a copy of this Emergency Order with the King County Recorder's Office.

OBTAINING PERMITS

You must obtain the proper permits if required by City codes for the work you are doing. If you are constructing, repairing, adding an addition to, or demolishing a building, or if you are changing or establishing a use, permits may be needed. You may need more than one permit. Information on permits may be obtained at the Seattle DCI Applicant Services Center, 700 5th Avenue, Suite 2000, 20th Floor, Seattle Municipal Tower, or by calling 206-684-8850.

PLEASE BRING THIS DOCUMENT WITH YOU WHEN APPLYING FOR ANY PERMITS.

Even if a permit allows a longer time frame for completion of work, the compliance date in this Emergency Order takes precedence over the completion dates specified in any permit.

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If you need more information, please contact Inspector RACHEL FREEMAN. Thank you for your attention to this matter.



RACHEL FREEMAN
Housing and Zoning Inspector
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