

## **Nuisance and Derelict Building Code**

City of Tacoma | Finance, NCS and TPD  
**Community Vitality and Safety Committee**  
February 9, 2023

### **OVERVIEW**

#### **Code Compliance**

- Overview of Code Compliance related to:
  - Nuisance Code 8.30
  - Derelict Building Code 2.01
  - Top 12 Problem Properties
  - Outreach for Abatement Assistance

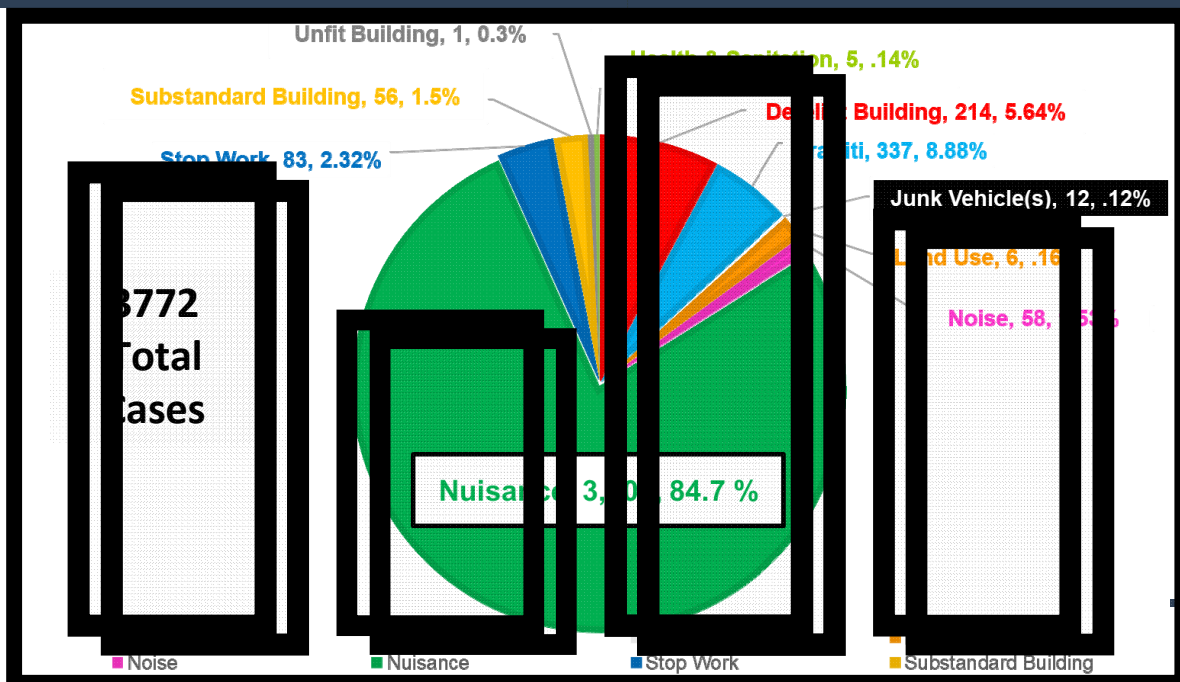
## ●●● NUISANCE ON PRIVATE PROPERTY

### Nuisance Definition

- A nuisance consists of omitting to perform a duty, or permitting an action or condition to occur or exist.
- NCS Code Compliance focuses on the condition of the property, not the behavior of the person(s).

3

## ●●● CASE TYPE AND PERCENTAGE 2022



4

## DERELICT BUILDINGS 2022

### Derelict Buildings

- Substandard - Ok to live in but needs repairs
- Derelict - a structure that is meant for living but required amenities are missing
- Unfit – a dangerous building, structurally unsound

56 Substandard buildings 214 Derelict buildings 1 Unfit building

## SUBSTANDARD AND DERELICT



Substandard - Ok to live in but needs repairs

Derelict - a structure that is meant for living but required amenities are missing



## UNFIT OR DANGEROUS BUILDING

- Structurally unsound
- Demolition required



7

## CURRENT TOP 12 PROBLEM PROPERTIES

- 1 – Owner deceased
- 1 – Improving
- 1 – Citations
- 1 – Permits obtained
- 1 – No progress yet
- 1 – Violations again after abatement
- 1 – Notice Of Violation Reminder letter
- 5 – Legal warrant to abate pending

6 Inspectors  
2 properties each

8



## ●●● PROBLEM PROPERTY EXAMPLE



## ●●● NUISANCE OUTREACH

### Yard And Resources for Disabled and elderly YARD

- Recently reinvented, 2 successful abatements in 2022
- Expect at least 2 abatements per month in 2023





# NUISANCE OUTREACH CONTINUED

## Private Property Encampment Abatement (PPEA)

17 Completed abatements in 2022

