

NCS Code Compliance Top 10 Status Report

3/14/2019

Top 10 Evaluation Criteria:

- Building is Derelict or Unfit
- Case has been open longer than two years
- Substantial litter and debris is present on the property
- Substantial overgrowth present on the property
- Habitual or repeat offenders

Top Ten Completed:

Address	Date Closed	Closure Type
232 E 72 nd St	7/3/18	Abated by City
6243 S Montgomery St	8/21/18	Demolished by City
5834 S Fife St	9/13/18	Abated by City
6809 E I St	7/30/18	Abated by City
1834 S 92 nd St	12/11/18	Demolished by City
5020 Portland Ave	11/16/18	New Owner-Voluntary Compliance
7201 E G St	1/7/19	Abated by City
1431 S 43 rd St	2/5/19	Bank Foreclosed - Voluntary Compliance by Bank

Active Top 10 List: *N = Nuisance D = Derelict U = Unfit*

Address	Date Opened	Case Type(s)	Status
1118 E 51 st St	1/31/17	N, D	New Owner 2/25/19, HUD Homes
1415 S 56 th St	4/18/17	N, U	Hearing Scheduled 3/20/19
722 S 38 th St	2/16/12	U	Partial Demo by owner
5914 E M St	6/19/17	N, D	Citations for Derelict, pursuing Warrant
116 E 68 th St	1/14/18	N,D	Derelict being repaired, progress on Nuisance
1401 E 29 th St	9/2/17	N, D	Compliance through Citations, considering Unfit
1632 E 34 th St	11/13/14	U	Nuisance violations abated
6841 S Prospect St	12/29/17	N, D	Sending HB2057
7232 S Fawcett Ave	1/27/17	N,U	Moving forward with Unfit
1801 E 67 th St	5/3/16	U	New Owner, gave 30 day ext.

Next up Top 10:

1. 9435 East D St – Voluntary compliance by owner
2. 1823 Columbia St – Voluntary compliance by owner
3. 4519 McKinley St- Voluntary compliance by owner

Building Cases and Compliance Strategies Overview

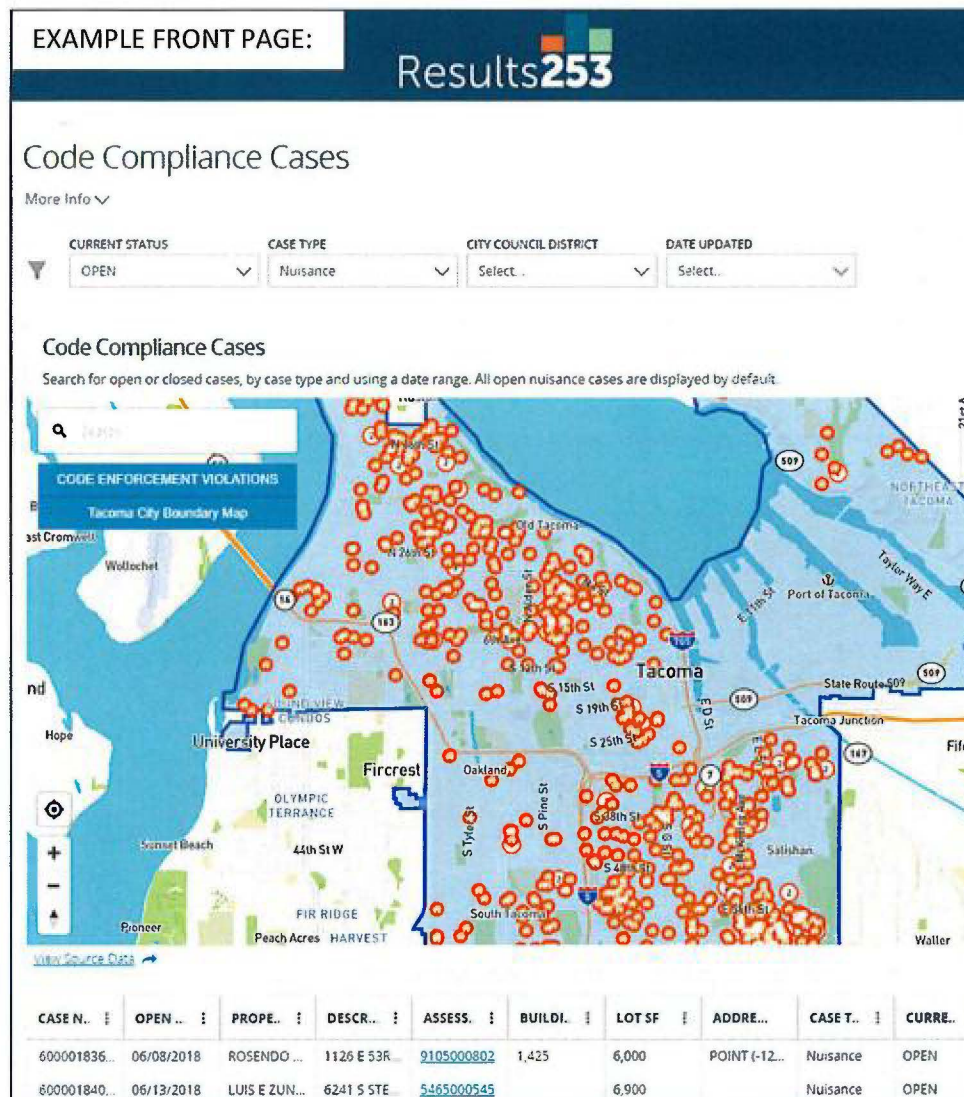
Building Violations			
Case Type	Case Description	Compliance Strategies	TMC
Non-Standard	A building or structure with minor code violations that lead to structural deterioration. Examples of non-standard issues include broken or missing gutters, peeling paint, or a broken window.	-Pursue provisional licensing on rental properties	2.01
Substandard	A building or structure that can be occupied, but has code violations present that must be corrected. Examples of substandard issues include missing safety hand rails on stairs, broken windows, or a roof that needs repair.	-Send Notice of Violation -Issue civil penalties -Record Certificate of Complaint -Pursue provisional licensing on rental properties	2.01
Derelict	A building or structure that may not be safe to live in, may be abandoned, or may not have utility services. Derelict buildings are often boarded up and may become an attractive nuisance for illegal activity and dumping.	-Send Notice of Violation -Secure the building -Issue civil penalties -Pursue provisional licensing on rental properties -Record Certificate of Complaint -City may pursue receivership	2.01
Unfit	A building or structure that is structurally unsafe and must be repaired or removed. Examples of unfit buildings include buildings with fire damage or a building in need of repairs that will cost more than 50% of the total structure's value.	-Send Notice of Violation -Record Certificate of Complaint -Request Unfit hearing -Repair or remove structure -City may pursue receivership	2.01



City of Tacoma
Neighborhood and Community Services

Code Compliance Mapping Tool

Compliance activities are initiated by community complaints, which can be reported using TacomaFirst311. When complaints are received, Code Compliance Officers respond to and inspect the property of concern. If violations are present, code compliance works with the property owner to correct identified violations. Residents can see updates of their complaints on the Code Compliance Map.



Code Compliance Map

- Tool will be accessible from Code Compliance webpage.
- Data is updated weekly.
- Open and closed case data is available for the past 6 years.
- When the webpage opens, it shows all open nuisance cases.

- Search by open or closed cases status
- Search by case type
 - Nuisance
 - Derelict Building
 - Graffiti
 - Stop Work
 - Substandard Building
 - Land Use
 - Noise
- Search by address
- Filter by Council District
- Filter using the Date Range
- The pop-out box shows:
 - Address
 - Case Type
 - Current Status
 - Date Updated
 - Case Status
 - Case Number
 - Inspector
 - Assessors Information (Link to the Pierce County Assessors page for the parcel).

EXAMPLE FLY OUT:

Code Compliance Cases

More Info ▾

CURRENT STATUS: OPEN ▾ CASE TYPE: Nuisance ▾ CITY COUNCIL DISTRICT: Select... ▾ DATE UPDATED: Select... ▾

Code Compliance Cases

Search for open or closed cases, by case type and using a date range. All open nuisance cases are displayed by default.

6630 South Oakes Street, Tacoma X

CODE ENFORCEMENT VIOLATIONS

Tacoma City Boundary Map

6630 S OAKES ST
 CASE TYPE: Nuisance
 CURRENT STATUS: OPEN
 DATE UPDATED: 02/07/2019
 CASE STATUS: Violation Confirmed/Notice Sent TacomaFIRST Req
 CASE NUMBER: 60000119005
 INSPECTOR: KEN KETTER
 ASSESSOR INFORMATION: <http://piercecountyassessor.com/view.asp?parcelid=701445&case=60000119005>

View Source Data →

CASE N.	OPEN ...	PROPE...	DESCR...	ASSESS...	BUILDI...	LOT SF	ADDRE...
600001836...	06/08/2018	ROSENDO ...	1126 E 53R...	9105000802	1,425	6,000	POINT (-1.2
600001840...	06/13/2018	LUIS E ZUN...	6241 S STE...	5465000545		6,900	

Cases by Council District

