ORDINANCE NO. 150034

An Ordinance declaring the buildings at 4227 S.E. Knight Street to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland and providing abatement by removal.

The City of Portland ordains:

Section 1. The Council finds:

- 1. That the Director of the Bureau of Buildings has determined that the buildings at 4227 S.E. Knight Street more particularly described as Lot 2, Block 88, Woodstock in the City of Portland, Multnomah County, Oregon are dangerous buildings as indicated in the report from the Bureau of Buildings dated May 6, 1980.
- 2. That the owner Halifax Corporation, 6432 S.E. Foster Road, Portland, Oregon 97206 of said buildings was notified of the condition of said buildings on April 4, 1980 but has failed and refused to repair or remove said buildings.
- 3. That the Commissioner in charge of the Bureau of Buildings has referred the matter to the Council which fixed a date for a public hearing to ascertain whether said building constitutes a public nuisance; said hearing was held in the Council Chamber of the City Hall on June 25, 1980 at 9:30 AM.
- 4. That due notice of said hearing, a copy of which was posted on the building, was mailed to the owner of said building and was published in the official newspaper of the City (Daily Journal of Commerce) as specified in Section 24.55.110 of the Code of the City of Portland.
- 5. That the building described in paragraph 1. hereof is a dangerous building within the meaning of Section 24.55.060(c) of the Code of the City of Portland, Oregon in that the health, property and safety of the public are endangered because:
 - a. Building is open to entry creating an attractive nuisance for children and a harbor for vagrants.
 - b. Sill plates are rotted.
 - Damaged siding.
 - d. Broken window glass.

- e. Inadequate foundation supporting the building and the plastered dirt bank is failing in several locations.
- f. Furnace and duct are damaged.
- g. Fire damage to floor joists at south end of building.
- h. Inadequate clearance from wood members to grade.
- i. Inadequate footings and support posts supporting the floor system over the crawl space.
- j. Basement stairs lack the required handrail and has insufficient headroom.
- k. Damaged and defective wiring and electrical fixtures. Special inspection required prior to repair.
- Damaged wall and ceiling cover.
- m. Several window frames are rotted.
- n. Stairs to second floor lacks a handrail.
- o. This structure may not be occupied until such time as the repair work is completed under proper permits and a certificate of final inspection issued.

ORDINANCE No.

NOW, THEREFORE, The Council directs:

a. The buildings located at 4227 S.E. Knight Street and more particularly described as Lot 2, Block 88, Woodstock in the City of Portland, Multnomah County, Oregon is hereby declared to be a public nuisance and the owners or persons responsible therefor shall within ten (10) days after the taking effect of this ordinance abate said nuisance.

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b. In the event said nuisance is not abated within the time designated herein, the Director of the Bureau of Buildings shall abate the same by hiring a private contractor to demolish the buildings. A contract to demolish said buildings may be entered into only after bids therefor have been solicited.

When so razed, removed and abated, the Director of the Bureau of Buildings shall file a statement of the cost thereof with the City Auditor in the manner provided in Sections 24.55.120 and 24.55.140 of the Code of the City of Portland, Oregon, and upon receipt of such statement the City Auditor shall proceed with further action as provided in said Code Sections.

The Auditor shall mail a copy of this ordinance to the owners of the buildings described herein.

Passed by the Council, JUN 1 6 1980

Tendent of

Order of Council Arlan H. Barreth:mah June 26, 1980

Attest:

Auditor of the City of Portland

Page No. 3 of 3

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^{*} 2583 Calendar No. **2489**

ORDINANCE No. 150034

Title

An Ordinance declaring the buildings at 4227 S.E. Knight Street to be a public nuisance pursuant to Chapter 24.55 of the Code of the City of Portland and providing abatement by removal.

JUL 9 1980

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GEORGE YERKOVICH

Auditor the CITY OF PORTLAND

Deputy

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