

ORDINANCE NO. 151061

An Ordinance declaring a building at 5828 S.E. Schiller 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:

1. That the Director of the Bureau of Buildings has determined that the building at 5828 S.E. Schiller Street, more particularly described as Lot 1, Block 1, ATLAS, in the City of Portland, Multnomah County, Oregon, is a dangerous building as indicated in the report from the Bureau of Buildings dated May 5, 1980.
2. That the owners, Deedholder: Lincoln Loan Company, P.O. Box 14652, Portland, Oregon 97204; Contract Buyers: Kevin Farber, 18205 N.W. Bronson Road, Portland, Oregon and Patrick Swenson, 5828 S.E. Schiller Street, Portland, Oregon 97206, of said building were notified of the condition of said building on July 30, 1979 and August 13, 1979 but have failed and refused to repair or remove said building.
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 18, 1980 at 9:30 a.m.
4. That due notice of said hearing, a copy of which was posted on the building, was mailed to the owners 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, Oregon.
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. Windows are broken and the building is open to entry, creating an attractive nuisance for children and a harbor for vagrants.
 - b. Inadequate clearance from wood members to grade.
 - c. Rot in the lower wood members.
 - d. Concrete foundation is broken and failing.
 - e. Beams used to support the first floor are overspanned and are deflecting.
 - f. Improper footings under some support posts in cellar.
 - g. Post and beam supports for bathroom addition are sitting on grade and are rotted and settling, causing deflection in floor in excess of that allowed by code.

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- h. Building lacks gutters and downspouts.
- i. Deteriorated mortar joints and missing brick in chimney above the roof line.
- j. Deflection in the roof of the addition.
- k. Attic lacks adequate ventilation.
- l. Defective plumbing, electrical and heating fixtures. Special inspection required by the respective divisions.
- m. Since it appears that the cost of repairs exceed 50% of the assessed valuation of the building, it may be required that this building be made to conform to the requirements for a new building as per Section 104(b) of the State Structural Specialty Code and Fire and Life Safety Code.

NOW, THEREFORE, The Council directs:

- a. The building located at 5828 S.E. Schiller Street and more particularly described as Lot 1, Block 1, ATLAS in the City of Portland, Multnomah County, Oregon, is hereby declared to be a public nuisance and the owners of persons responsible therefor shall within ten (10) days after the taking effect of this ordinance abate said nuisance.
- 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 building.

A contract to demolish said building may be entered into only after bids therefor have been solicited.

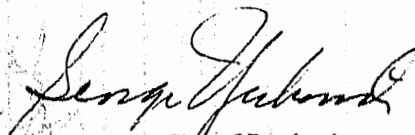
When so razed, removed and abated, the Director of the Bureau of Buildings shall file a statement of the cost thereof with the City Auditor in the manner provided in Sections 24.55.120 and 24.55.140 of the Code of the City of Portland, Oregon, and upon receipt of such statement the City Auditor shall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

- c. The Auditor shall mail a copy of this ordinance to the owners of the building described herein.

Passed by the Council, FEB 11 1981

Order of Council
Arlan H. Barreth:krf
January 16, 1981

Attest:


Auditor of the City of Portland

Calendar No. ~~304~~ 382

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Title

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FEB 4 1981

PASSED TO SECOND READING FEB 11 1981

Filed JAN 27 1981

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By Garth Crall
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Jordan		
Lindberg		
Schwab		
Ivancie		

FOUR-FIFTHS CALENDAR	
Jordan	
Lindberg	
Schwab	
Ivancie	

INTRODUCED BY
Order of Council
NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
Bureau of Buildings
Prepared By: <u>Arlan H. Barreth</u> Date: <u>1/16/81</u>
Budget Impact Review:
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: <u>James E. Griffith</u>
James E. Griffith

CALENDAR
Consent XXXX Regular
NOTED BY
City Attorney
City Auditor
City Engineer