



***City of Wenatchee***

Code Compliance Division  
Annual Report  
2017

## **SECTION 1 - Introduction**

The Code Compliance Division represents one of three divisions in the City of Wenatchee Community Development Department under the direction of Glen Devries.

Code Compliance personnel work collaboratively with a wide range of partners, including: residents, businesses, property owners, community leaders and organizations, City boards and departments, elected officials and governmental agencies. Through Code Compliance's efforts and successful partnerships, the City of Wenatchee enjoys improved health, safety, quality of life and economic stability.

The Code Compliance Division is responsible for the enforcement of city codes, in compliance with Title 16 of the Wenatchee City Code.

### **How are City codes enforced?**

Code Compliance Officers respond to complaints and conduct citywide proactive inspections. Upon identification of a code violation, a Code Compliance Officer will attempt to make verbal contact with the property owner, tenant or responsible party and educate him/her on the applicable city code. In instances where a verbal warning cannot be made, a door-hanger warning is left on the premises or a written warning is mailed to the responsible party. A reasonable period of time is provided to correct the offense. A re-inspection is conducted in order to verify compliance. A notice of code violation is issued in instances of continued noncompliance. At this time, a final deadline is established and the responsible party is notified of their right to appeal to the City of Wenatchee Code Enforcement Board. Code Compliance Officers have the ability to enter into a voluntary correction agreement at any time until the Code Enforcement Board's Hearing date.

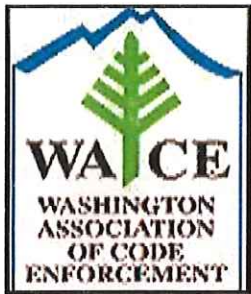
Most code violations are resolved quickly once the responsible party is notified. The goal of the Code Compliance Division is to obtain voluntary compliance through education. However, there are a small number of code enforcement cases that result in the issuance of a code violation or an infraction due to continued, egregious or repetitive noncompliance. These matters are heard before the Code Enforcement Board

## SECTION 2 - Code Compliance Division Staff & Professional Development

Yolanda Garcia was hired in June 2015 as the Code Enforcement Coordinator for the Department. Yolanda joined the team after working for Wenatchee Fire and Rescue for 23 years as an administrative assistant. Yolanda performs overall staff support along with technical and administrative assistance for the Code Compliance Division. She has also attended several trainings/conferences hosted by the Washington Association of Code Enforcement. (WACE) for professional development. Yolanda is fluent in both English and Spanish, providing an essential service to the Department and the public we serve.

John Fairbanks was hired in July 2016 as a Code Compliance Officer. A US Air Force Veteran, John is a ICC/AACE Certified Property Maintenance and Housing Inspector. John serves as a board member for the Washington Association of Code Enforcement. John was previously employed with the City of Federal Way as Senior Code Enforcement Officer.

Lance Merz was hired by the City in June 2017. A 20 year Army Military Police Combat Veteran and also has a BA in Business Administration with a minor in Criminal Justice. A native of Wenatchee, he was also in the fishing industry for many years and is the Vice President of the Coastal Conservation Association (CCA) for Central Washington. He is dedicated to his community and is passionate about helping people and the Great Wenatchee Valley.

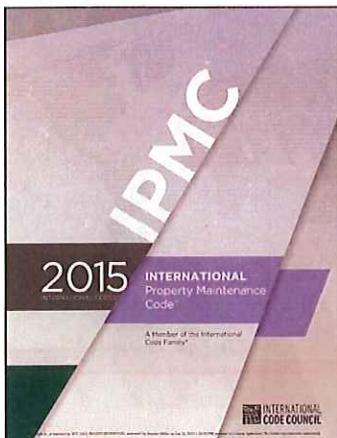


Code Compliance staff recently joined the American Association of Code Enforcement (AACE). AACE is a non-profit organization established in 1988 serving housing, property maintenance, health, and zoning officials throughout the United States, District of Columbia and Canada.



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## 2015 International Property Maintenance Code

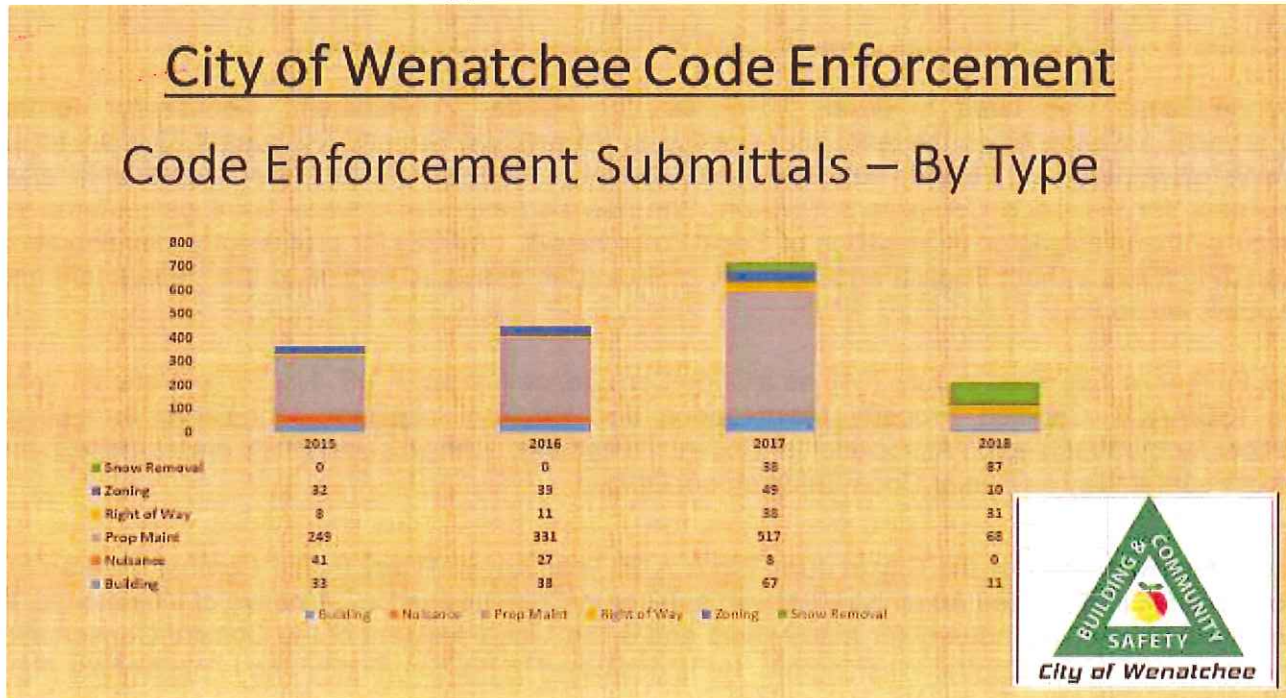


Staff has sent the draft ordinance to the City attorney for legal review, and anticipate bringing forward to council for adoption soon. The IPMC is a model code, developed by the International Code Council (ICC), regulating minimum interior and exterior maintenance requirements for existing buildings and properties.

### SECTION 3 – Code Compliance Division Summary

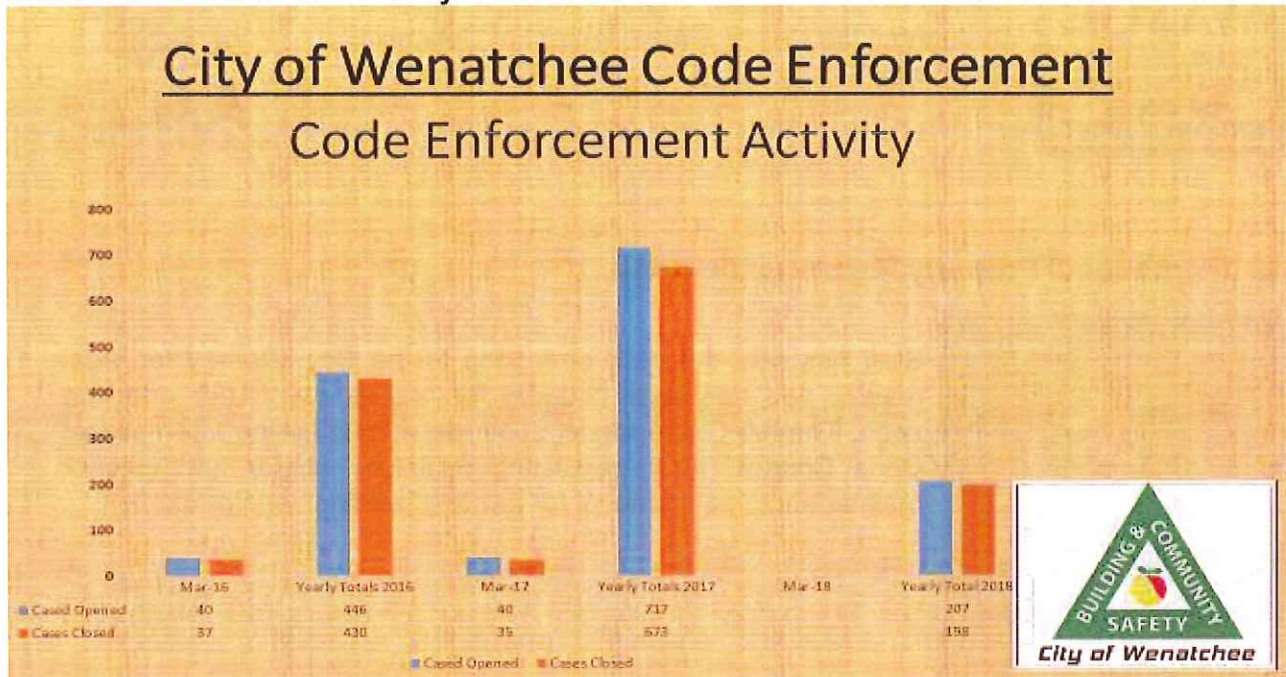
The Code Compliance Division received 891 case requests in 2017, and of those requests, 717 new cases were opened. The 717 violations in 2017 represent a 38% increase over the number of code violations identified in 2016.

#### 2017 Code Enforcement Case Types



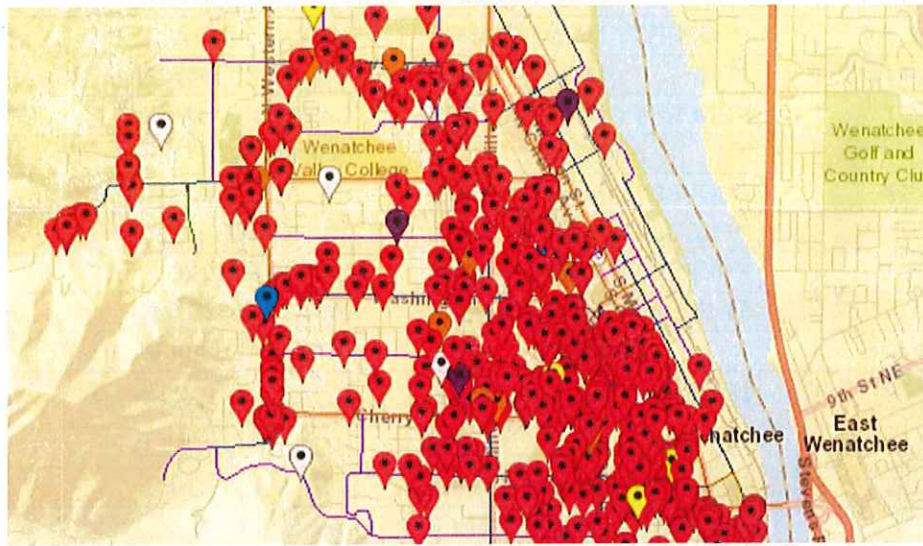
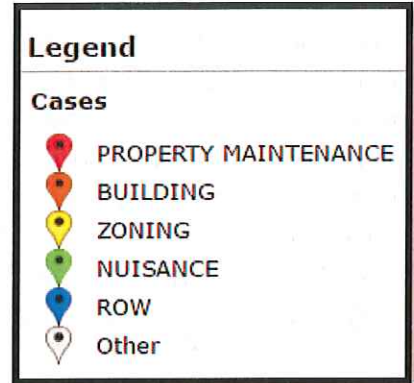
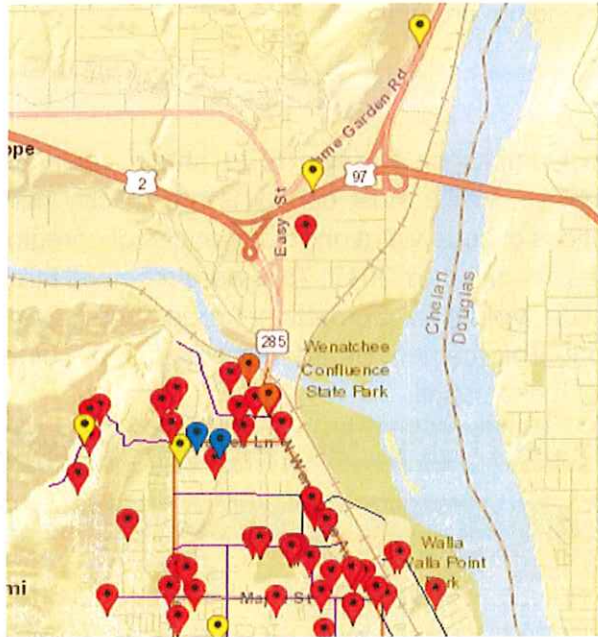
The Code Compliance Division closed a total of 673 cases in 2017. It took an average of 51 days to bring these properties into compliance. Of the properties that complied, 57% voluntarily complied, 25% were resolved through a Notice of Code Violation, 13% were resolved through a Voluntary Correction Agreement (VCA), and 5% were resolved through the Code Enforcement Board.

#### 2017 Code Enforcement Activity



## SECTION 4 – Location and Origin Data

A total of 717 cases were opened in 2017. The geographic locations of the cases are shown in the maps (below).



## Code Enforcement Case Origin

Of the 717 cases received in 2017, 37% of the cases originated from citizen complaints, while staff-initiated complaints accounted for 63%. These numbers indicate that staff is being proactive in identifying code compliance issues and responding promptly,

## SECTION 5 – Judicial

The primary goal of the Wenatchee Code Compliance Division is to obtain voluntary compliance through education as opposed to being punitive. While most concerns are quickly corrected by the responsible party, it is necessary to issue notices of code violations in instances of egregious, continued or repetitive noncompliance. Of the 717 cases resolved in 2017, 75% were resolved through voluntary compliance (including Notices of Code Violation, Voluntary Correction Agreements). 24 of the resolved cases in 2017 were heard before the Code Enforcement Board, representing 5% of the cases. The Board affirmed the City's decision in all 24 of these cases.

2017 CODE ENFORCEMENT BOARD CASES			
Case Number	Site Address	Offense	Responsible Party
16-332	816 S CHELAN AVE	PROPERTY MAINTENANCE	ARCEO SR FRANCISCO ETAL
16-351	814 FERRY ST	PROPERTY MAINTENANCE	MERRIEL SETH
16-357	516 S FRANKLIN AVE	PROPERTY MAINTENANCE	BARBER RALPH & ERIKA
16-398	700 CASHMERE ST	PROPERTY MAINTENANCE	MATHISON WALTER S
16-400	1142 APPLELAND DR	PROPERTY MAINTENANCE	WILLIAMS BRYAN W
16-448	708 KITTITAS ST	PROPERTY MAINTENANCE	CATES ROXANNE E
17-011	736 1/2 MONROE ST	BUILDING	COLEMAN ANGIE
17-094	537 METHOW ST	PROPERTY MAINTENANCE	CASARES-ANGEL LEONEL
17-113	1714 MAPLE ST	PROPERTY MAINTENANCE	MC INTOSH VANEEN
17-120	747 CASCADE ST	PROPERTY MAINTENANCE	REYNA GRACIE
17-121	518 METHOW ST	PROPERTY MAINTENANCE	SCHULTZ ROBIN
17-125	417 S CHELAN AVE	BUILDING	DOLE WILLIAM WESTON
17-157	914 S CHELAN AVE APT A	PROPERTY MAINTENANCE	MORA ELBIA & OMAR
17-186	501 CRAWFORD AVE	PROPERTY MAINTENANCE	RADACH, ARNOLD
17-195	422 PIONEER DR	PROPERTY MAINTENANCE	STITT DALLON C
17-202	323 METHOW ST UNIT 1	PROPERTY MAINTENANCE	NESS LOREN
17-227	1409 SENECA ST	PROPERTY MAINTENANCE	TRUDELL RICK D
17-255	14 S DELAWARE AVE	PROPERTY MAINTENANCE	RAMIREZ AURELIANO
17-277	1524 CRESCENT ST	ZONING	SAVAGE JOHN W
17-366	1380 S WENATCHEE AVE	PROPERTY MAINTENANCE	LARSON JACK O
17-410	941 VASSAR AVE	PROPERTY MAINTENANCE	BURKHART CHARLENE L & GARY E
17-412	529 DOUGLAS ST	PROPERTY MAINTENANCE	KUNTZ DANIEL F
17-470	420 S MILLER ST	PROPERTY MAINTENANCE	HASTINGS GLEN R
17-509	1525 5TH ST	PROPERTY MAINTENANCE	WARREN TERRI L