

From: Don Cole <Don.Cole@mercergov.org>
Sent time: 01/25/2023 02:37:10 PM
To: Cc: Jenny Richards/USA <Jennifer.Richards@cushwake.com>
Subject: Code Compliance Notice - 77 Central Apartments
Attachments: Voluntary Compliance Notice - 77 Central Apartments - Jenny Richards - 01252023.pdf

Hello Jenny,

Please confirm your receipt of the attached Code Compliance Notice regarding the repair of the heating system serving multiple units at the subject property. Also, a paper copy will be mailed.

Please let me know if you have any questions.

Don Cole

Building Official

City of Mercer Island - Community Planning & Development

206.275.7701 | mercerisland.gov/cpd | mybuildingpermit.com

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

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CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



January 25, 2023

Cushman Wakefield
Attn: Jenny Richards, Regional Manager
11235 SE 6th Street, Suite 200A
Bellevue, WA 98004

jennifer.richards@cushwake.com

RE: Voluntary Compliance Notice – 77 Central Apartments

Dear Ms. Richards,

The City of Mercer Island has received and you are aware of numerous complaints dating back to October 2022 regarding the failure to repair and/or replace permanent heating systems in residential rental units at 77 Central Apartments, located at 2630 77th Avenue SE, Mercer Island WA.

While your continued communications including, but not limited to the conveyance of updates on delays for providing complete restoration of the permanent heating systems are greatly appreciated, the City is required to initiate compliance action(s) to uphold adopted construction and/or housing codes applicable to this matter. Specifically, the 1997 Uniform Housing Code (UHC), as adopted and amended by the City of Mercer Island, requires heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms.

As of January 19, 2023, the City has information that there are 27 residential units impacted by 2 heating systems requiring replacement coils causing 77 Central to be out of compliance with the above referenced building code requirement. It has been conveyed to the City these coils and any related necessary parts have been ordered and are expected to be received, installed and in proper service no later than "mid-February".

To avoid the City taking formal compliance action in this matter, the permanent heating systems must be restored in their entirety **on or before February 17, 2023**. Should the permanent heating systems not be restored in their entirety by this date, the City will initiate formal compliance action in this matter.


It is the City's understanding as of January 24, 2023 you are actively working to (1) provide short term heating enhancements until the permanent heating systems are restored and (2) determine the feasibility of alternate measures to restore portions of the permanent heating systems in advance of the arrival of ordered parts. The City strongly encourages you to continue working on these other provisions and to implement those which are feasible as soon as possible.

MI_0078

Should you have questions regarding this notice, please contact me at (206) 275-7701 or by email at Don.Cole@mercerisland.gov

Thank you for your cooperation in this important matter.

Sincerely,

A handwritten signature in blue ink that reads "Don Cole". The signature is written in a cursive style with a large initial "D".

Don Cole

Building Official