

From: Don Cole <Don.Cole@mercergov.org>
Sent time: 12/06/2022 09:37:52 AM
To: Rich.Day@marcusmillichap.com
Cc: David Henderson <david.henderson@mercergov.org>
Subject: RE: Mercer Island Multifamily Property Not Providing Heat to Tenants
Attachments: image001.jpg image002.png

Hello Rich,

I am the city contact regarding Landlord Tenant confirmations. I spoke with property management at 77 Central, they have provided temporary space heaters to the affected units, which must be capable of maintaining 68 degrees until they can obtain parts and complete the repairs. The property manager reported repairs should be complete by the 2nd week in December. This appears to be a reasonable timeframe and further city code enforcement action will not be taken at this time. However, they need to provide adequate temporary heat, so if that is not the case, please contact me.

Additionally, every tenant may have other remedies beyond city code enforcement, such as civil remedies, contacting the Attorney General's Office, which is the authority on the landlord Tenant Law, or the Tenant's Union, etc. These resources may reach beyond the minimum codes enforced by the city of Mercer Island. For example, I provided a certification letter to a tenant witnessing that the permanent heating system was not operational, which may be used as evidence in a Landlord Tenant dispute.

Please let me know if I can be of further assistance.

Don Cole

Building Official
City of Mercer Island - Community Planning & Development
206.275.7701 | mercerisland.gov/cpd | mybuildingpermit.com

Community Planning and Development has modified our operations. City Hall is open to the public for "walk in" permit service between 10 AM and 2 PM on Tuesdays and Thursdays, and available other times by appointment only. Some remote work operations may continue. Please feel free to contact us by phone for general customer support at 206-275-7626.

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

From: David Henderson <david.henderson@mercergov.org>
Sent: Monday, December 5, 2022 11:51 AM
To: Don Cole <Don.Cole@mercergov.org>
Subject: FW: Mercer Island Multifamily Property Not Providing Heat to Tenants

Hi Don,

This came in last Thursday. I believe it is a landlord tenant issue. Please advise if you want me to respond.
Thank you!
David

David Henderson

Building Inspector
Building Plans Examiner
Code Compliance Officer
City of Mercer Island – Community Planning & Development
Cell: Call or Text 206-507-2064 | David.Henderson@mercergov.org

Schedule an inspection: [Inspection Scheduling](#)

If possible, please include within either the subject line or body of your email one or more of the following to help me assist you efficiently:

A contact telephone number; site address; assigned permit number; Code Compliance case file number; King County Assessor's parcel identification number (APN).

Code Compliance webpage: <https://www.mercerisland.gov/cpd/page/code-compliance>

Please contact us by phone or email for general customer support at 206-275-7605 or epermittech@mercergov.org.

From: Day, Rich <Rich.Day@marcusmillichap.com>
Sent: Thursday, December 1, 2022 6:10 PM
To: David Henderson <david.henderson@mercergov.org>
Subject: Mercer Island Multifamily Property Not Providing Heat to Tenants

Hi David,

MI_0002

It has come to my attention that 77 Central, located at 2630 77th Ave SE on Mercer Island, has not been providing adequate heat to its residents. The central heating broke down approximately 5-6 weeks ago and while heat is now available in some units, others are resorting to using space heaters. The space heaters aren't sufficient and are constantly tripping electrical fuses.

The ownership appears slow to provide an adequate solution and I believe they are in violation of RCW 59.18.060, hence why I am reaching out to you. Please confirm whether you investigate these matters or if I should be reaching out to someone else in your office.

Thank you,

Rich

Rich Day

*First Vice President Investments
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