What is a Substandard Building?
This brochure depicts the 12 criteria for Substandard Buildings. One or more must be met, measured on extent of the damage. An unfit building is one which the criteria listed are present and to such an extent as to warrant demolition. SMC 17F.070.410

Building Official Process
1. Buildings are turned in by citizens or agencies to Code Enforcement.
2. An Officer investigates to see if the building meets the criteria of SMC 17F.070.400 & 410
3. The Deputy Building Official reviews the case and if in violation, schedules a public hearing.
4. The property owner presents the evidence at the hearing of why the building is not substandard/unfit, or provides plans to rehabilitate, or demolish the building.
5. If the building is unfit and not demolished by the property owner, the City will complete the demolition and place a lien on the property to recover the costs.

Filing A Complaint
Complaint Forms Available At:
• City Hall, 808 W. Spokane Falls Blvd.
• www.SpokaneNeighborhoods.org
• Neighborhood COPS Shops
• www.BeautifySpokane.org

Submitting the Form
• Email: CodeEnforcement@SpokaneCity.org
• At your local COPS Shop
• By Mail: Code Enforcement
  6th floor Municipal Building
  808 W. Spokane Falls Blvd.
  Spokane, WA 99201-3333
• By fax: (509) 625.6802
• Remember: FORMS MUST BE SIGNED — anonymous complaints not accepted, non-disclosure option available.

Questions?
Feel free to call or contact us at:

CITY OF SPOKANE
OFFICE OF NEIGHBORHOOD SERVICES
& CODE ENFORCEMENT
808 W. Spokane Falls Blvd.
Spokane, WA 99201

www.BeautifySpokane.org
Phone: 509-625-6083
Fax: 509-625-6802
Email: CodeEnforcement@SpokaneCity.org

Printed on recycled paper.
Twelve Criteria For Substandard Buildings
SMC: 17F.070.400

A. DILAPIDATION:
Exterior decay, water damage.

B. STRUCTURAL DEFECTS:
Defects to the foundation, walls and roof framing.

C. UNSANITARY CONDITIONS:
Accumulated waste, health hazards.

D. DEFECTIVE/INOPERABLE PLUMBING

E. INADEQUATE WEATHERPROOFING:
Siding, roofing and glazing.

F. NO ACTIVATED UTILITY SERVICE FOR ONE YEAR

G. INOPERABLE OR INADEQUATE HEATING SYSTEM

H. HAZARDOUS ELECTRICAL CONDITIONS

I. STRUCTURE HAS BEEN BOARDED FOR MORE THAN ONE YEAR

J. STRUCTURE USED IN MANUFACTURING OF DRUGS & CONDEMNED

K. FIRE DAMAGED STRUCTURE

L. DEFECTS INCREASE HAZARD OF FIRE, ACCIDENT OR CALAMITY