

**08.24.020 - Public nuisance declared**

**L.** The keeping of any building, whether occupied or not, which falls below minimum external building standards, as described herein, and shall likely, without immediate repair or abatement, experience progressive deterioration and become an unsafe or unfit building within the scope of Chapter 16.10 of the Olympia Municipal Code as amended. For this purpose, "progressive deterioration" shall mean, as determined by the enforcement officer, a worsening of the condition of the structure to the degree it will become unsafe within an unreasonably short period of time.

For purposes of this subsection, a building fails to meet minimum external building standards if the enforcement officer determines in his or her discretion that the building to a significant degree:

- a. Is open to unauthorized entry;
- b. Has a roof that leaks or is covered by material insufficient to prevent leaks;
- c. Has storm gutters in need of repair or replacement;
- d. Has defective exterior walls which allow water to leak into the building or contains holes, missing siding, or other defects which would render the building unfit or unsafe over time if not repaired;
- e. Has a foundation that is broken or cracked so that water can enter the crawl space or basement;
- f. Has a porch, deck, or balcony which due to broken or damaged materials is unsafe or unsightly;
- g. Has attached overhangs or cornices containing breaks, holes, or other defects which allow water to enter or seep into the building;
- h. Has windows which are broken, ajar, or otherwise defective so as to allow water to enter the building;
- i. Has window frames which need repair or replacement to prevent water from entering the building;
- j. Has exterior doors or door framework which are insecure or in need of repair or replacement to avoid water from entering or damaging the building;
- k. Is inadequately painted so that water and other elements can damage the building; or
- l. Contains any other external feature which is defective, rotted, or which in any way contributes to the degradation of the building and is likely to make that building unsafe or unfit under Chapter 16.10 if not repaired.