



## **AMENDED NOTICE, REPORT AND ORDER REGARDING UNSAFE STRUCTURE**

### **Date of Issuance:**

October 6, 2023

### **Property Address:**

107 N. 2<sup>nd</sup> Avenue  
Walla Walla, WA 99362

24 N. Rose Street  
Walla Walla, WA 99362

6 W. Rose Street  
Walla Walla, WA 99362

10 W. Rose Street  
Walla Walla WA 99362

### **Property Owner:**

Marcus Whitman Holdings, LLC  
2200 Alaskan Way, Suite 200  
Seattle, WA 98121

### **Report of Unsafe Condition:**

Gas atmospheric readings in the basement area of the above-reference property on September 14, 2023 found volatile organic compound (VOC) levels of 1900+ parts per million (PPM) and lower explosive limit (LEL) levels of ninety three percent (93%) at the sump located in the sub-basement. Positive ventilation was initiated to lower the levels of each. At the time positive ventilation was initiated, atmospheric readings indicated a VOC level of 1147 PPM and an LEL level of 9% at the entrance to the sub-basement.

VOC levels over five (5) PPM constitute a health and safety hazard as determined by the Walla Walla City Fire Department and a danger to human life.

LEL levels over zero percent (0%) constitute an explosive hazard as determined by the Walla Walla City Fire Department and a danger to human life.

Positive ventilation was initiated and successfully lowered VOC levels below one hundred and fifty (150) PPM and LEL levels to zero percent (0%).

The Walla Walla Building Official hereby finds that inadequate ventilation in structures on the above-referenced property constitutes an unsafe condition under section 116 of the 2018 International Building Code adopted by section 15.04.010 of the Walla Walla Municipal Code,

section 115 of the International Existing Building Code adopted by section 15.04.016 of the Walla Walla Municipal Code, and section 108 of the International Property Maintenance Code adopted by section 15.04.020 of the Walla Walla Municipal Code.

The Walla Walla Building Official hereby further finds that there is an actual or potential danger to building occupants and those in proximity to the building because of explosive fumes or vapors, and the presence of toxic fumes, gases and materials warranting imposition of emergency measures under section 116 of the International Existing Building Code adopted by section 15.04.016 of the Walla Walla Municipal Code, and section 109 of the International Property Maintenance Code adopted by section 15.04.020 of the Walla Walla Municipal Code.

**Order:**

The structures at the above-described property shall not be occupied when VOC levels on any part of the premises excluding the basement exceed five (5) PPM or LEL levels on any part of the premises including the basement exceed zero (0)%.

The owner and person(s) in control of the above-described property are required to maintain positive ventilation in all basement areas of the above-described property that keeps LEL levels at zero percent (0%). In addition, only persons currently trained and enrolled in a respiratory protection program shall be permitted in the basement exclusion zone as determined by Clean Harbors (Environmental Services, Inc.). This system shall remain in effect until the point at which the contamination remaining in the sub-basement is mitigated.

The owner and person(s) in control of the above-described property are required to test VOC and LEL levels continuously and have test results readily available at the request of the Walla Walla Building Official at: [permits@wallawallawa.gov](mailto:permits@wallawallawa.gov), [jgarner@wallawallawa.gov](mailto:jgarner@wallawallawa.gov). and the Walla Walla Fire Marshall at: [fknowles@wallawallaw.gov](mailto:fknowles@wallawallaw.gov).

The owner and person(s) in control of the above-described property shall have contingency plans to evacuate if conditions change and properly train and communicate this to all employees.

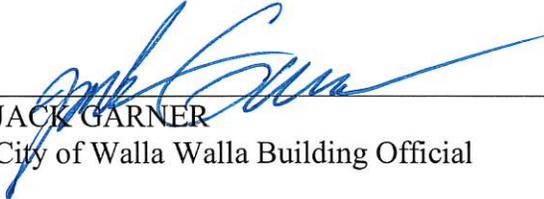
The owner and person(s) in control of the above-described property must permit Walla Walla building officials and fire officials to inspect the property at all reasonable times and conduct tests that such officials reasonably deem necessary.

A certificate of occupancy is conditionally issued for the structures at the above-described property upon the conditions set forth in this order. Such certificate of occupancy may be immediately suspended or revoked if the conditions set forth in this order are not met, and occupants may be ordered to immediately vacate the premises.

**Notice:**

The owner of the property must declare immediately to the Walla Walla Building Official whether the owner accepts or rejects the terms of this order. No structure on the above-described property may be occupied unless the terms of this order are accepted.

Notice is hereby given that the property owner may appeal this order by filing a written notice of appeal within twenty days of the date of issuance of this order with the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or electronically at [permits@wallawalla.gov](mailto:permits@wallawalla.gov). Any notice of appeal must be received by the City of Walla Walla Development Services Department before 5:00 p.m. on the last business day of the appeal period.



---

JACK GARNER  
City of Walla Walla Building Official