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LCM/crd  
04/27/90

ORDINANCE NO. 1569

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON,  
AMENDING CHAPTER 16.04 OF THE REDMOND MUNICIPAL  
CODE GOVERNING CONDOMINIUM CONVERSIONS.

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WHEREAS, the City's Building Official has advised the City Council that the existing workload of the Building Department and the anticipated increase in the number of conversions of apartment dwelling units to condominiums makes it advantageous to eliminate the present requirement of an inspection of such units by the City's Building Department and to substitute a requirement for inspection by a qualified, independent inspection firm or individual performing such services, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,  
HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 16.04.130 of the Redmond Municipal Code is hereby amended to read as follows:

16.04.130 Mandatory Housing Code Inspection and Repair--Notice to Buyers and Tenants.  
Prior to delivery of the one-hundred-twenty-day notice described in Section 16.04.060, developers shall, at their expense, obtain an inspection of the entire building by an independent firm or individual inspector regularly engaged in the profession of building inspection and having current certification and/or membership granted by the International Conference of Building Officials, American Society of Home Inspectors, American Institute of Architects, or FHA Certified Inspectors. The inspector shall provide a written report as to compliance with the Housing Code as adopted by Chapter 20E.40 of the Redmond Community

Development Guide. The developer shall also install an approved fire detection system if required by Section 20E.80.080 of the Redmond Community Development Guide or other applicable provisions of the Uniform Fire Code as adopted by the City, and as supplemented or modified by other City ordinances. Such regulations shall be applied in the same manner as applied to construction undertaken at the time of the condominium conversion application. The installation of the fire detection system and all violations of the Housing Code revealed by the inspection must be completed and corrected at least seven days prior to the closing of the sale of the first unit. A follow-up inspection(s) to verify correction of deficiencies noted in the initial inspection report shall be completed whenever any deficiency has been noted. A copy of the initial and all follow-up inspection reports and verification of repairs shall be provided by the developer to each prospective purchaser at least seven days before the signing of any earnest money agreement or other binding purchase commitment. Copies of all inspection reports shall be delivered to tenants in the converted building by the developer with the notice of sale as provided in Section 16.04.060.

Section 2. Section 16.04.140 of the Redmond Municipal Code is hereby amended to read as follows:

16.04.140 Inspector's Certification of Repairs. The independent building inspector retained by the developer pursuant to Section 16.04.130 shall provide a certification attesting that all defective conditions identified in the initial and any follow-up inspection reports have been corrected. The developer shall deliver a copy of the certificate to each purchaser within the time period specified by Section 16.04.130.

Section 3. A new Section 16.04.015 is hereby added to the Redmond Municipal Code to read as follows:

16.04.015 Purpose. The purpose of this Chapter is to promote the general public interest in providing purchasers and tenants with adequate information upon which to base decisions concerning dwelling units governed by this Chapter. This Chapter is not intended to benefit any specific class of individuals nor to create any legal right of action against, or liability on the part of the City of Redmond or any other governmental entity for failure to properly enforce the provisions hereof, or of any Housing, Building, or Fire Code requirement.

Section 4. Section 16.04.020(13) of the Redmond Municipal Code is hereby amended to read as follows:

(13) "Housing Code" means the Redmond minimum housing code as adopted by Chapter 20E.40 of the Redmond Community Development Guide.

Section 5. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title.

APPROVED:

  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Loris A. Schabile  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY Kathleen C. Healy

FILED WITH THE CITY CLERK: 5-31-90  
PASSED BY THE CITY COUNCIL: 6-5-90  
PUBLISHED: 6-10-90  
EFFECTIVE DATE: 6-15-90  
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