



## City of Des Moines Code Enforcement

Police Department  
21900 11<sup>th</sup> Ave S  
Des Moines, WA 98198  
206-878-3301

Community Development  
21630 11<sup>th</sup> Ave S, Suite D  
Des Moines, WA 98198  
206-870-7576



To: QUAN Q HUYNH  
25011 20<sup>TH</sup> AVE S  
DES MOINES WA 98198

QUAN Q HUYNH  
3719 S 191ST PL  
SEATAC, WA 98188

\*Sent via email to: [quanhq1999@gmail.com](mailto:quanhq1999@gmail.com)

# Notice of Condemnation and Order to Comply and Correct

### Identification of Property

25011 20th Ave S Des Moines, WA 98198; APN: 9456200614

### Statement of Violation

YOU ARE HEREBY NOTIFIED, the City of Des Moines has determined the structure identified above currently has conditions that are contrary or in violation of code and which makes the structure unlawful, unsafe, dangerous or hazardous.

Specifically, a significant amount of unpermitted work, to include electrical, plumbing and the creation of sleeping rooms and a new dwelling unit, in violation of Des Moines Municipal Code (DMMC) Title 14. The absence of a permit application, construction plans for review, and required inspections prevents the City from verifying that the work complies with applicable safety standards, rendering the structure both unsafe for occupancy and unlawful.

This is not intended to be a comprehensive list of all violations.

Pursuant to his authority under the International Property Maintenance Code ("IPMC"), as adopted by the City of Des Moines in DMMC 14.01.050, the Building Official of the City of Des Moines or his appointed deputy has determined that the structure listed above is unsafe and unfit for human occupancy and therefore declares this structure **Condemned**, as defined in IPMC 202.

The authority for this action is stated below:

### **IPMC 111.1 Unsafe Conditions**

When a structure or equipment is found by the code official to be unsafe, or when a structure is found

unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of the IPMC.

#### **IPMC 111.1.1 Unsafe structures**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

#### **IPMC 111.1.3 Structure unfit for human occupancy**

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

#### **IPMC 111.1.4 Unlawful structure**

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

#### **IPMC 111.1.5 Dangerous structure or premises**

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

#### **IPMC 111.2.1 Authority to disconnect service utilities**

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.8 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

#### **IPMC 111.4 Notice**

Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2 to the owner or the owner's authorized agent, for the violation as specified in this code. Notices for condemnation procedures shall comply with 111.4.1.

#### **IPMC 111.7 Placarding**

Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the condemned equipment.

#### **IPMC 111.8 Prohibited occupancy**

Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or owner's authorized agent who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

#### **IPMC 111.9 Restoration or abatement**

The structure or equipment determined to be unsafe by the code official is permitted to be restored

to a safe condition. The owner, owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the International Existing Building Code.

#### **IPMC 112.1 Imminent danger**

When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

#### **IPMC 113.1 General**

The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

#### **IPMC 113.3 Failure to comply**

If the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

### **Order**

YOU ARE HEREBY ORDERED, pursuant to IRC 104.4 and 104.6, to allow for inspection of the listed structure and its systems by:

**November 13th, 2025 at 12:00 PM**

YOU ARE FURTHER HEREBY ORDERED pursuant to IPMC 111.9, to abate or cause to be abated

or corrected such unlawful, unsafe, dangerous or hazardous conditions present at the structure identified above either by repair, rehabilitation, demolition or other approved corrective action making it lawful, safe and code compliant by:

**December 6th, 2025 at 12:00 PM.**

If you fail to comply with this order by the dates listed, the structure will be placarded Condemned, as defined in IPMC 202, and **occupancy will be prohibited**. The utilities will also be ordered disconnected.

### **Transfer of Ownership**

It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation. IPMC 111.6.

### **Right to Appeal**

This notice and order is an administrative decision that may be appealed to the Hearing Examiner as provided in DMMC 18.240.170. An application for appeal is attached to this notice.

### **Prosecution of Violation / Right to File Lien**

Any person failing to comply with a notice of violation or order served in accordance with Section 111.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. IPMC 109.3.

Posted and served this 6th of November, 2025.

A handwritten signature in black ink, appearing to read 'K. Batterman', enclosed within a circular scribble.

Kory Batterman, Code Enforcement Officer  
(206) 870-7617  
[kbatterman@desmoineswa.gov](mailto:kbatterman@desmoineswa.gov)

**ADMINISTRATIVE DECISION APPEAL**  
**Des Moines Municipal Code**  
**Chapter 18.240**

**You must file this appeal within 10 days of the date of the notice.**  
**You must attach a copy of the notice you are appealing.**

File this document at the following address:

City Clerk  
Des Moines Administration Office  
21630 11<sup>th</sup> Avenue S., Suite A  
Des Moines, WA 98198  
(206) 878-6519

Business Hours: 8:30 a.m. – 4:30 p.m., Monday through Friday

An appeal will be considered incomplete if it fails to satisfy the requirements set forth above and if it does not provide at least the following:

1. Applicable filing fee of \$820.00
2. A copy of the administrative decision that is the subject of the appeal
3. The following contact information:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_  
E-mail \_\_\_\_\_

4. A detailed statement identifying specifically the error of fact, law, or procedure made by the administrative decision-maker, and the effect(s) of the alleged error(s) on the decision that is the subject of the appeal:

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5. A statement of the redress sought by the appellant:

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**You may attach additional sheets, if necessary.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Please note: your appeal packet must contain all information detailed on this form to be considered a completed application. DMMC 18.240.170**