

**HAZARD CORRECTION ORDER
SEATTLE BUILDING CODE
CASE NO. 1062789-VI**

March 30, 2026

Property Owner: Seattle Department of Parks and Recreation
Property known as: **2101 NORTH NORTHLAKE WAY (INCLUDES 1801, 1901, 1927 AND
2001 NORTH NORTHLAKE WAY)**
APN: 124970-005
BURKES 1ST ADD ALL BLKS 1 & 2 4 THRU 6 & 9 THRU 11 ALSO
BLKS 42 THRU 44 LAKE UNION SHORELANDS ALSO BLK 3
LLEWELLYN'S SUPL BLK 3 BURKES 1ST ALSO BLK 43A LAKE
UNION SD LDS 2ND SUPL TGW POR VAC STS ADJ LESS ST &
TGW POR VAC N NORTHLAKE PL ADJ AS VAC BY SEATTLE
ORD NO 112955.

Seattle Department of Parks and Recreation
Michele Finnegan, Interim Superintendent
100 Dexter Ave N
Seattle, WA 98109

Seattle Department of Construction and Inspections received Seattle Department of Parks and Recreation (SPR) application materials submitted to the Seattle Landmarks Preservation Board through Record Number: DONH-COA-01965 in March including the March 20 Amended Certificate of Application Request seeking approval to remove pedestrian appurtenances to the Gas Works Park Cracking Towers. SPR's application materials have been reviewed by the Building Official including, among other things, the structural engineering reports including the one dated March 20, 2026. The Building Official Sam Steele has determined that the following hazard conditions exist:

The Gas Works Park Cracking Towers Pedestrian Appurtenances (piping, catwalks, ladders of tower structures) that were originally designed to convey human beings vertically and horizontally for maintaining, servicing, and operating the former gas works facility have been accessed by trespassers despite efforts to prevent trespassing. After review of SPR application materials including the structural engineering materials, the Building Official concludes portions of the pedestrian appurtenances on the Gas Works Cracking Towers are unsafe. The conditions causing the structure to be unsafe are the pedestrian appurtenances to the Cracking Towers, as shown in SPR's submittals under DONH-COA-01965 in March 2026.

The Seattle Building Code Section 102.2 allows for issuing a Hazard Correction Order when the Building Official finds that an unsafe building, structure, or premises exists. To correct the conditions described above, you must do the following:

REMOVE THE HAZARD CONDITIONS AFFECTING THE PEDESTRIAN APPURTENANCES FROM THE GAS WORKS PARK CRACKING TOWERS THAT IS SUBSTANTIALLY CONSISTENT WITH THE MARCH 20, 2026 STRUCTURAL ENGINEERING REPORT.

AND

SUBMIT A COMPLETE APPLICATION TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI). MAKE ALL REQUIRED CORRECTIONS, OBTAIN THE PERMIT(S) AND REQUEST AND OBTAIN ALL REQUIRED INSPECTIONS AND APPROVALS.

THE COMPLIANCE DATE IS MAY 15, 2026.

You must notify Inspection Support Analyst Victoria Simpson when hazardous conditions have been removed. A Structural Building Inspector must re-inspect to verify compliance.

PENALTIES/FINES

You may be subject to a civil penalty (fine) for a continued violation.

- The penalty is \$500 per day beginning the day after the deadline above.
- Penalties continue to add up until the date the corrections are completed and the Building Inspector has inspected and confirmed that the property is in compliance.
- Certain violations are subject to additional penalties.

If you do not correct the violations by the deadline listed above, the City may file a lawsuit against you to collect the penalty. If this case goes to court, the City would have to prove that the code violation exists/existed in order to collect any penalties.

OBTAINING PERMITS

For information on obtaining permits, please visit the Seattle DCI Applicant Services Center at <http://www.seattle.gov/sdci> or call 206-684-8850. **Currently the Applicant Services Center at 700 5th Avenue, 20th Floor, Seattle Municipal Tower, is closed.** You may need other permits in addition to a construction permit.

PLEASE PROVIDE THIS DOCUMENT WHEN APPLYING FOR ANY PERMITS. Even if a permit allows a longer time frame for completion of work, **THE COMPLIANCE DATE IN THIS HAZARD CORRECTION ORDER TAKES PRECEDENCE OVER THE COMPLETION DATES SPECIFIED IN ANY PERMIT.**

REQUEST FOR EXTENSION

You can ask for more time to complete correction of the violations. The request must be in writing, must explain why you need more time, and be requested before the compliance date. Send your request to Victoria Simpson, Inspection Support Analyst, at victoria.simpson@seattle.gov or 700 5th Avenue, Suite 1900, PO Box 34019, Seattle, WA, 98124-4019, phone number 206-733-9266. **Email is preferred.**

If you have questions or do not understand the hazard(s) or what is necessary to correct them, contact Victoria Simpson, Inspection Support Analyst, at victoria.simpson@seattle.gov or 206-

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733-9266 and provide the address of **2101 N Northlake Way** in the subject line of any emails or in any voicemails regarding this Hazard Correction Order.

/s/ Victoria Simpson
Inspection Support Analyst