

### Refuse

**Refuse** (SMC 13.02.0224) is an accumulation of trash and or garbage on the property. An accumulation of refuse may result in a Notice of Violation ordering the material to be removed. If the property owner fails to clean it up, the property will be abated at the property owners expense.

**Illegal Dumping:** Code Enforcement enforces the codes dealing with illegal dumping in the City and County of Spokane.

### Fire Hazard From Vegetation and Debris

**Owners and Occupants** of a property within the City must remove or destroy all grass, weeds, shrubs, bushes, trees, vegetation and all debris which are fire hazards or a menace to the public health. Such a condition is declared a nuisance. Code Enforcement may cause the removal or destruction of such vegetation and debris at the owner's expense.

### Contact Info

Abandoned Vehicles	Police Dept.	625-4246
Barking Dogs	Spokanimal	534-8133
Building Permits	Building Services	625-6300
Child Protective Services	CPS	456-4451
Drug Houses	SIU/Police Department	456-2325
Elder Services	Gate Keepers	458-7450
Neighborhood Dispute	Police Dept.	625-4089
Sewer Problem	Wastewater Mgt.	324-1589
Regional Health District	Spokane County	324-1560
Traffic and Sidewalk Obstruction	Engineering Services	625-6368
Fire Department	Fire Dept.	625-7000
Landlord Tenant Info	Attorney General	456-3123

## To File a Complaint

**Complaint Forms** are available at the following locations:

- Neighborhood Community Centers
- Community Oriented Policing Stations (C.O.P.S. Shops)
- Code Enforcement Office at City Hall
- Neighborhood Services/Building website: ([www.spokaneneighborhoods.org](http://www.spokaneneighborhoods.org)) ([www.buildingspokane.org](http://www.buildingspokane.org))

Please complete and sign the form and mail it in or deliver it to the Code Enforcement Department located on the first floor of City Hall or to any C.O.P.S. shop.



Code Enforcement  
Municipal Building Box 165  
808 W. Spokane Falls Blvd.  
Spokane WA 99201-3333

Phone: (509) 625-6083  
Fax: (509) 625-6802

Please Visit our Website at  
[www.spokanecity.org](http://www.spokanecity.org)

Updated Sept-06

City of Spokane

Code  
Enforcement



Near Nature Near Perfect

**(509) 625-6083**

[www.buildingspokane.org](http://www.buildingspokane.org)

## CODE ENFORCEMENT

**Mission:** To promote Community awareness of and encourage compliance with the Spokane Municipal Code to enhance the quality of life and foster civic pride.

**The following are some common violations of Spokane Municipal Code dealt with by Code Enforcement:**

### Land Use Violation

**Land Use Violations** are any use made of a property or structure, other than the permitted uses for that zone. Violations of the City Code are criminal or civil offenses and violators can be prosecuted, issued a citation, or suffer some other penalty. Examples of common Land Use Violations are:

**I. Auto Storage and Parking:** Intact vehicles may be legally parked in a driveway, side yard, or rear yard. Parking in the front yard is prohibited in residential zones.

SMC 10.16 regulates the open storage of junk or dismantled vehicles and parts. Junk vehicles must be stored inside a secured building.

Junk Vehicles refers to any vehicle certified under RCW 46.55.230 meeting at least three of the following requirements:

- 1.) three years old or older
- 2.) Extensively damaged; such damage including, but not limited to, any of the following:
  - A. broken windows or windshield
  - B. missing wheels or tires
  - C. missing motor or transmission
- 3.) apparently inoperable
- 4.) having an approximate fair market value equal only to scrap in it.

Removal of junk vehicles from private property requires an inspection of the vehicle by Code Enforcement. Cooperation from the landowner is encouraged. Code Enforcement can assist with the removal of the vehicle by providing a Junk Vehicle Affidavit.

Abandoned and junk vehicles on City streets are removed by the Spokane Police Department, Community Service Office

### **Abandoned Vehicle Hotline: 625 – 4246**

**II. Accessory Structures and Uses:** Under SMC 17A.020.010 an accessory structure is a structure of secondary importance or function on a site. Can be attached or detached. Some examples are: garages, decks, fences, flag poles or other structures.

**III. Home Occupation:** Under SMC 17C.340 A Home Occupation is a business of such scale and method of operation as to be incidental and accessory to the primary residential use(s) of the premises. A home Occupation could be a beautician, dressmaker, florist, photographer or word processor. An example of an illegal Home Occupation would be auto repair.

**IV. Yard Sales:** Under SMC 10.45.030 you are allowed to have two yard sales per year lasting a maximum of three days per sale. Anything more than that constitutes a business and is illegal.

**V. Signs:** SMC 11.17 regulates the size, location and construction of signs. Typical complaints include signs placed in the public right-of-way, illegal billboards and too much signage.

### Nuisance (SMC 10.08.030)

**A.) No Person** may engage in a course of action, or create or maintain a condition which unreasonably:

1. interferes with the comfort, solitude, health, or safety of others; or
2. offends common decency; or
3. offends common sensibilities and senses by way of extreme noise, light, or odor; or
4. obstructs or renders hazardous for public passage any public way or place; or
5. pollutes or renders less usable any watercourse or water body.

**B.) No Person** may maintain upon any land:

1. a refrigerator, freezer, or other insulated container within which a child could suffocate.
2. a pit, excavation, swimming pool, well, or other uncovered hole into which a person could fall;
3. lumber, metal, plastic, paper, cardboard, or other scrap material deposited in such place and manner as to constitute a hazardous attraction to children;
4. unused or junk vehicle or machinery or parts unless enclosed and secured as required by law for wrecking yards, or junk yards; or
5. an abandoned or vacant building, structure or part thereof not securely closed to entry.

**C.) No Person** may maintain upon any land;

1. any toxic, radioactive, caustic, explosive, malodorous, or septic substances, such as putrescent animal, fish, or fowl parts, animal or vegetable waste matter, excrement, and any material likely to attract or breed flies or rats, unless kept in proper receptacles as provided by the health and refuse laws;
2. any structure, collection of wood, cloth, paper, plastic, or glass material, vegetation, or flammable substances kept in such manner as to create a substantial risk of combustion or spread of fire;
3. any condition which has been finally determined by the planning services director or hearing examiner to be a violation as provided in Article 6 of Chapter 11.19

### Vacant and Dangerous Buildings 17E.070.030

“Abandoned,” in reference to property, means unattended and open and unsecured so that a person may gain admittance without damaging any portion of the property, or giving indications that no one is presently in possession, such as by disconnection of utilities, accumulation of debris, uncleanness, disrepair and other circumstances. Such properties are subject to a property monitoring fee as set out in SMC 8.02.068.