



March 13th, 2018

Lee and Lucas Brown  
Geeks in the Woods  
PO Box 1935  
Valdez, AK 99686

CC:  
Rick Wade  
Nordic Village Supply  
HC 1 Box 20  
Valdez, Alaska 99686

William Romesburg  
District 6 Contracting  
8551 Kathleen Drive  
Anchorage, AK 99502

**BUILDING CODE NOTICE AND ENFORCEMENT ORDER**

Lot 1, Block 3, Robe Lake Wilderness Estates  
5440 Kodiak Cove, Valdez, AK 99686

Dear Mr. Lee and Lucas Brown of Geeks in the Woods, LLC:

The property known by legal description as Lot 1, Block 3, Robe Lake Wilderness Estates and known by street address as 5440 Kodiak Cove is owned by Geeks in the Woods LLC. The property was reconveyed to Geeks in the Woods, LLC by Lake Front, LLC through the instrument recorded on November 30, 2016 and numbered 2016-000559-0. Construction on said property was conducted in violation of the Title 15 of the Valdez Municipal Code.

**Summary of Violations**

The connex structure located on said property lacks a building permit. Section 15.04.080 of Valdez Municipal Code requires all building work performed to be permitted.

*15.04.080 Building permits required.*

*A. A permit and inspection shall be required for all building work performed, except where the work is confined to the incidental replacement or repair; but such exception shall not include any extension or changing the characteristics of any structure, either in whole or in part.*

On February 21, 2018 the Building Official issued a Stop Work Order on the property. On February 23, 2018 and on February 25, 2018 the Building Official visited the property and observed Mr. Romesburg and District 6 Contracting conducting construction work in violation of the Stop Work Order.

#### *15.04.060 International Building Code-Violations-Penalties*

A. Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be punishable by a fine of not more than three hundred dollars. Each ten days that a violation continues after due notice has been served shall be deemed a separate offense.

B. Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not more than three hundred dollars, in addition to other remedies available by law.

#### **VIOLATION PENALTIES**

Geeks in the Woods, LLC is hereby issued this notice of required action and \$300 fine for failing to comply with Section 15.04.060 (B) of the Valdez Municipal Code. If Geeks in the Woods, LLC complies with the permitting requirements set forth in the Statement of Action below by March 28, 2018 the City will waive the \$300 fine.

#### **STATEMENT OF ACTION**

As the owner of record, Lee & Lucas Brown doing business as Geeks in the Woods, LLC shall comply with the following actions:

- No later fifteen (15) days from the posting date (March 13, 2018) of this letter **March 28, 2018** the owner shall submit a completed Building Permit Application which shall include a valuation of the project, stated Architect/Designer, stated use for the building, and supporting Plumbing & Electrical Plans for the building.
- If no Building Permit Application including the required information set forth above is filed by March 28, 2018, Geeks in the Woods, LLC shall no later than thirty (30) days from the posting date (March 13, 2018) of this letter **April 12, 2018** shall make a payment of \$300.00 to the City of Valdez for the cited violation.
- The City of Valdez has the right to assess a fine of not more than \$300 **for each occurrence** of a violation in the manner provided in the Valdez Municipal Code.

Questions or comments may be directed to Paul Nylund, Acting Community & Economic Development Director, City of Valdez, P.O. Box 307, Valdez, Alaska 99686; [pnylund@ci.valdez.ak.us](mailto:pnylund@ci.valdez.ak.us); 907-834-3450.

Sincerely,

Paul Nylund  
Acting Director, Community & Economic Development

Cc: Elke Doom, City Manager  
Valdez Planning & Zoning Commission  
Valdez City Council  
Anthony S. Guerriero (Brena, Bell & Clarkson, P.C.), City Attorney