

**Dangerous Buildings Update**

**As of April 1, 2024**

**UPDATED INFORMATION HIGHLIGHTED**

The following properties within Salem city limits are currently declared 'Dangerous Buildings' per SRC Chapter 56. This means these buildings are inherently unsafe to enter. These buildings should be in process of demolition or rehabilitation. Effected structures are to remain vacant until violations have been remedied. No one should enter the building without first consulting Compliance Services. Permits can be issued, and inspectors can enter, if necessary, while taking all standard precautions. Neighborhood Associations and the Salem Police District are listed for convenience:

<b>ADDRESS</b>	<b>NEIGHBORHOOD ASSOCIATION</b>	<b>POLICE DISTRICT</b>	<b>FIRE STATION</b>	<b>WARD</b>	<b>DATE DECLARED</b>
<b>769 18<sup>th</sup> St. NE, Salem, OR-</b> The garage, building or non-habitable structure was declared Dangerous on 02-28-24 due to significant damage to the structure due to a fire	NEN	SPD 3	SMF 3	1	2-28-24
<b>996 14<sup>th</sup> St SE, Salem, OR –</b> The building was declared dangerous due to significant damage to structural components to the main building and accessory structures attached to the same building.	SESNA	SPD 6	SMF 6	2	6-29-23
<b>1015 Ratcliff Dr. SE, Salem, OR -</b> The detached off-street parking facility or garage was declared Dangerous due to significant damage to structural components that have caused the roof to collapse in on itself and the structure is wracking.	MORNINGSIDE	SPD 5	SMF 4	3	2-07-24
<b>1065 Winter St NE-</b> The main building was declared a Dangerous Building on 2-16-2021 because the foundation has failed, the roofing system has failed, the back wooden deck is a hazard, and the property has become an attractive nuisance.	GRANT	SPD 2	SMF 2	1	2-16-2021
<b>1290 Capitol St NE, Salem –</b> This building was declared dangerous due to plumbing, mechanical and structural work not up to code, and completed without permits.	GRANT	SPD 2	SMF 3	1	8-23-23
<b>1401 Lancaster Dr NE-</b> The building was declared a Dangerous Building on 12-20-22 because of extensive damage to the roofing, wall, and other structural systems as a result of an arson fire.	NESCA	SPD 4	SMF 3	6	12-20-22

<b>2425 Cherry Av NE, Salem, OR</b> - The building was declared Dangerous due to significant damage to structural components to the main building and accessory structures attached to the same building. This is also a hoarding situation and Unfit for Habitation.	HIGHLAND	SPD 2	SMF 2	1	2-07-24
<b>2429 Market St NE, Salem OR</b> - Due to significant damage to structural components to the roofing system and other structural components. The roof is collapsing in on itself and the walls are bowing	NOLA	SPD 3	SMF 3	6	11-09-23
<b>2445 Market St NE, Salem OR</b> Dangerous, due to significant damage to structural components to the roofing system, wall systems, foundation, faulty construction, work without permits and other structural components no longer suitable for its intended use due to exposure to the elements.	NOLA	SPD 3	SMF 3	5	12-06-23
<b>2908 Market St NE, Salem, OR</b> – Declared dangerous due to significant damage to the roofing systems, wall system, foundation, and other structural components due to a fire that occurred at the Nissan Car Dealership property	NEN	SPD 3	SMF 3	6	1-18-24
<b>3297 Edward Dr. SE, Salem OR</b> - Due to significant damage to structural components to the roofing system and other structural components from several large trees that fell into the tenant occupied structure.	MORNINGSIDE	SPD 6	SMF 6	3	11-04-23
<b>3425 Litchfield Pl SE, Salem OR</b> - Due to significant damage to the wall system and other structural components due to a fire that occurred at a property. We found work without permits, electrical code violations and change of use/occupancy issues.	SEMCA	SPD 6	SMF 9	3	12-27-23
<b>3440 Neef Av SE, Salem, OR</b> – The building was declared dangerous due to significant damage to structural components to the roofing system and other structural components.	FAYE WRIGHT	SPD 5	SMF 4	3	7-13-23
<b>4362 Sylvia Ct SE, Salem OR</b> - Due to significant fire that severely damaged the roof, exterior, interior, and other structural members of the building. This includes and is not limited to the electrical, plumbing, and mechanical systems also affected by the fire.	SEMCA	SPD 6	SMF 10	3	12-13-23

The following properties have been lawfully abated since the last update:

ADDRESS	NEIGHBORH OOD	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED
<b>3103 Cordon Rd. NE, Salem OR</b> - The large accessory structure or RV shed due to faulty and inadequate construction.  **The building was demolished	NOLA	SPD 4	SMF 8	6	2-08-24
<b>5030 Cumberland Ct. SE, Salem</b> – The building was declared dangerous due to the failure of the flooring system making the structure a hazard to occupants and emergency services.  **The repairs have been made under permit that make this building no longer dangerous as of 03-21-24	FAYE WRIGHT	SPD 5	SMF 7	7	5-23-23
<b>1598 Court St NE, Salem OR</b> - Due to significant damage to the roofing systems, wall system, foundation, and other structural components due to a fire that occurred at a property located in the Court/Chemeketa Residential Historic District.  **The demo work occurred under permit and there is some work still occurring to remove portions of the foundation.	NESCA	SPD 3	SMF 1	1	12-15-23

**Derelict Buildings Update**  
**As of April 1, 2024**

The following buildings have been declared 'Derelict' as per SRC Chapter 50. Buildings may be declared derelict if they are abandoned, vacant and unsecure, only partially constructed, are boarded up, or exhibit some other condition detrimental to the public's health and welfare. These structures should be secure and not open to entry. Permits can be issued, and inspectors can enter, if necessary, while taking all standard precautions. Neighborhood Associations and the Salem Police District are listed for convenience:

ADDRESS	NEIGHBORHOOD ASSOCIATION	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED
<b>630 20<sup>TH</sup> ST NE, Salem, OR</b> – Declared derelict because it was open to entry and is an attractive nuisance. This property is in foreclosure and the mortgage lender has assigned a property preservation company	NEN	SPD 3	SMF 3	1	1-24-24

<b>740 Bassett St NW</b> – Property in a state of deterioration, house is boarded up and is an attractive nuisance.	WSNA	SPD 1	SMF 5	1	6-2-23
<b>1025 17<sup>th</sup> St NE, Salem OR</b> – Vacant property in a state of deterioration.	NEN	SPD 3	SMF 2	1	12-22-23
<b>1132 8<sup>th</sup> St NW, Salem, OR 97304</b> -Single Family building open to entry, partially boarded and an attractive nuisance	WSNA	SPD 1	SMF 5	1	2-3-22
<b>1172 Edgewater Dr NW, Salem, OR</b> - Structure is vacant, and in a state of disrepair making it an attractive nuisance.	WSNA	SPD 1	SMF 5	1	5-9-23
<b>1640 Tierra Dr. NE, Salem OR</b> - The house was in a state of deterioration, such as the roof and siding. The roofing system is caked with heavy moss and has holes in it.	ELNA	SPD 4	SMF 3	6	2-28-24
<b>2437 Market St NE, Salem OR - Utility Room</b>	NOLA	SPD 3	SMF 3	6	11-09-23
<b>2439 Market St NE, Salem OR – Utility Room</b>	NOLA	SPD 3	SMF 3	6	11-09-23
<b>2510 Brown Rd. NE, Salem, OR</b> -The property was a Public Nuisance due the excessive amount of junk, rubbish, solid waste.	NOLA	SPD 4	SMF 8	6	7-25-22
<b>2880 Park Av NE, Salem OR</b> – House is vacant, open to entry, unsecured and being an attractive nuisance.	NOLA	SPD 3	SMF 3	5	7-17-23
<b>3280 Duncan Av NE, Salem, OR</b> – The building was declared derelict due to the house being a vacant, unsecured, attractive nuisance.	NORTHGATE	SPD 3	SMF 2	5	12-19-22
<b>3845 D St NE, Salem, OR</b> - The building was declared Derelict on 01-26-24 because it was open to entry and is an attractive nuisance. Unhoused have entered the structures and even started a fire. There is also evidence of drug use and gang graffiti	NEN	SPD 4	SMF 10	6	1-26-24
<b>4129 Pringle Rd SE, Salem, OR</b> – The property is in a state that is or may become, a detriment to public health, welfare and safety.	MORNINGSIDE	SPD 6	SMF 9	3	6-12-23

The following properties have been rehabilitated or demolished and are no longer considered 'Derelict' as per SRC Chapter 50.

ADDRESS	NEIGHBORHOOD ASSOCIATION	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED

**Drug Labs Update**  
**April 1, 2024**

The following properties within Salem city limits have been declared contaminated 'Drug Lab' sites by the State of Oregon, BCD & DHS. Effected structures are officially unfit for any use. No permits should be issued, and no inspectors or other personnel should enter until the property is decontaminated:

ADDRESS	NEIGHBORHOOD ASSOCIATION	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED
None at this time					

The following property was abated and is no longer listed as a contaminated Methamphetamine lab site.

ADDRESS	NEIGHBORHOOD ASSOCIATION	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED

**Apartment Licenses Revoked Update**  
**As of April 1, 2024**

The following multi-family housing properties have had their license revoked per SRC Chapter 59. These structures should be secure, not open to entry, and vacant. Ok for permits to be issued, and for inspectors to enter, if necessary, but take all standard precautions. Neighborhood Association and Salem Police District are listed for convenience.

ADDRESS	NEIGHBORHOOD ASSOCIATION	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED
<b>3343 Crawford St SE, Salem</b> - The license of units located at 3343 Crawford St NE units 10, 11, 12, 13, 14, & 15 (entire top floor of the South building 3343) affected by a failing roof and leaks that admit rain/moisture into the structure has been REVOKED. Entire property under warning for full license revocation.	FAYE WRIGHT	SPD D	SMF 4	3	2-14-24

The following properties have been rehabilitated or demolished and are no longer considered 'Derelict' as per SRC Chapter 50.

ADDRESS	NEIGHBORHOOD ASSOCIATION	POLICE DISTRICT	FIRE STATION	WARD	DATE DECLARED