

# Puget Sound Power & Light Company Utilities Building

802 Roy Street

Certificate of Approval | Demolition Application

**Briefing Package**

*(prepared March 3, 2026)*

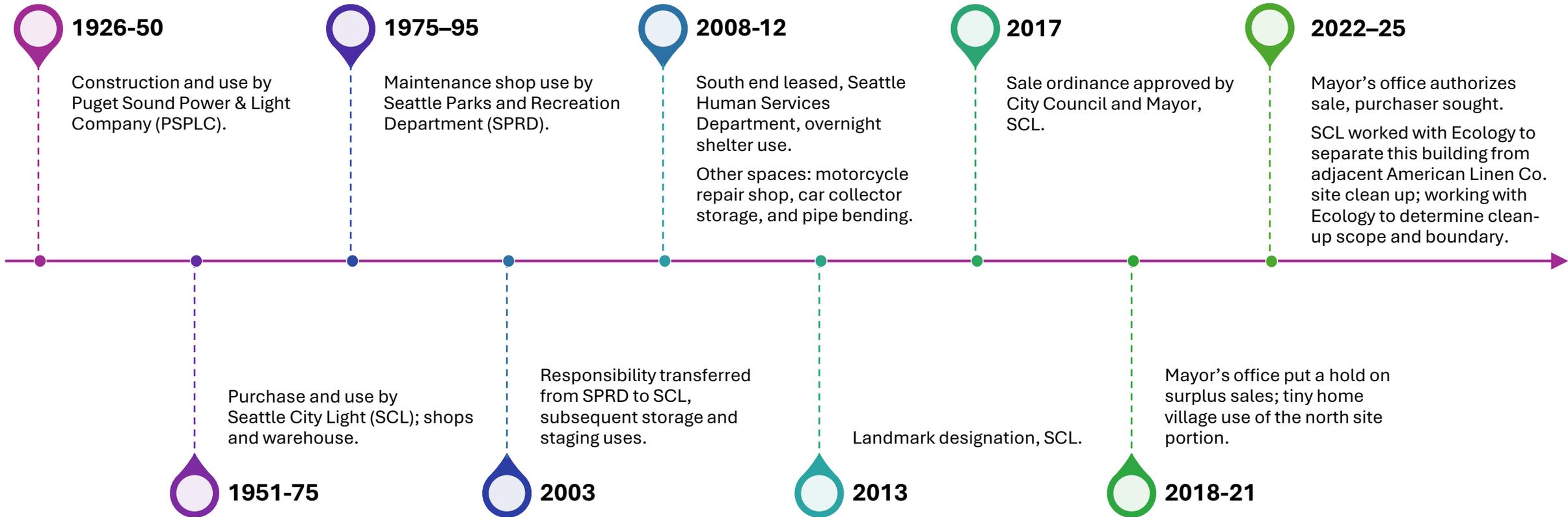


# Basis for Demolition Application

Building contains dangerous conditions for the public and firefighters responding to a fire or other emergency at the building.

- Seattle Fire Department (SFD) issued “Notice of Violation and Order to Comply” on September 29, 2025, under 2021 Seattle Fire Code Section 114 (Inspection No. SFD-2025-0031684).
  - Potential for widespread collapse of the entire roof structure due to the current partial collapse.
  - Hazardous materials within the building.
  - Non-functional fire protection system.

# Background | Stewardship



# Background | Designation

2013 City Light nominated and SLPB designated the 1926 building

- *C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, Station or nation.*
- *D. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction.*

Designed by John Graham

- Noted for his other large-scale commercial and institutional work.

Features of the Landmark are to be preserved

- Building exterior.
- First floor high-bay north wing warehouse room.
- First floor loading dock truck bay room.
- First floor raised warehouse platform room of the center section.
- Site, excluding the adjacent parking lot to the north.

# Securing the Building

Since late 2020, intense pressure from unauthorized entry has increased public and first responder risk.

- 2019, building **stripped of copper**, \$50,000 repair to restore minimal security and fire systems.
- **Alarm system** installed with motion sensors. Requires Seattle Police to enter and clear the building. Decreased unauthorized entry in the last year to an estimated 1 to 2 times per year from an estimated 1 to 2 times per quarter.
- **Window protection**, plywood installed over openings.
- **Door protection**, plywood installed over personnel door openings.
- **Metal roll-up garage doors**, secured in place.
- **Painting over of graffiti**, frequent, on the exterior facades and doorways.
- Exterior **HVAC openings secured** from the building interior following unauthorized entry in 2022-23 by pulling off exterior HVAC ducting for building access.

# Securing the Building | Cost Impact

Maintaining security and responding to unauthorized access has an annual cost impact.

- Paint Shop: Graffiti removal (6-8x year).
  - \$17,920
- Carpenter and/or Steel Shop: Repair doors/windows due to forced entry (1-3x year).
  - \$2,240
- Security: Alarm monitoring, proactive patrol requirements.
  - \$17,400
- Facilities: Property management coordination (dispatch shops and SFD compliance).
  - \$1,736
- Annual Direct Costs: \$39,296
- Annual Deferred Costs: \$65,000
- **Total Annual Impact: \$104,296**

# Building Condition

Building deterioration has accelerated and the presence of hazardous materials complicates correcting these issues.

- December 2022, roof section collapse, severe damage to fire sprinkler system, creating an entry hazard and water damage.
- Hazardous materials within the building, requiring remediation prior to rehabilitation or a new use.
- Non-functional fire protection system. Requires building entry by firefighters to extinguish a fire with exposure to roof collapse and hazardous materials.
- Inspections by City Light staff of the roof structure and water damage ceased due to dangerous conditions.

# Hazardous Materials

## Within the building.

- Asbestos-containing materials (assumed for pipe chases, wall cavities, mechanical components).
- Mold growth in water saturated ceilings and walls.
- Lead-containing coatings (paints).
- Mercury-containing light tubes, switches, and thermostats.
- Suspected high-intensity discharge (HID) lamps.
- Suspected PCB-containing fluorescent light ballasts.

## Below the building.

- Gasoline-range petroleum hydrocarbons (GRPH).
- Benzene, toluene, ethylbenzene, and xylenes (BTEX).
- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs).

# Cost Data

(based on the current best available data)

## Remediation within the building.

- **\$800,000 to \$1,200,000** for remediation costs to restore full use of the facility.
- Repairs, seismic retrofit, fire suppression, and building systems work is not included in the above amounts.

## Remediation below the building.

- **Multi-million-dollar** cleanup.

## Demolition down to the slab.

- **\$535,000 to \$750,000** (inclusive lead abatement).
- **\$730,000 to \$1,025,000** (if asbestos is discovered during testing prior to demolition; to-date only surface testing has been done, which does not include pipe chases, mechanical equipment, and wall cavities).
- Leaving the slab minimizes unknown costs by sectionalizing the project into demolition of the structure (short-term) and then environmental cleanup (long-term).

# Condition Photos | Exterior



Fig. 2. Northwest corner, looking southeast. 2026.



Fig. 3. East facade, looking northwest. 2026.

# Condition Photos | Exterior



Fig. 4. North facade. 2026.

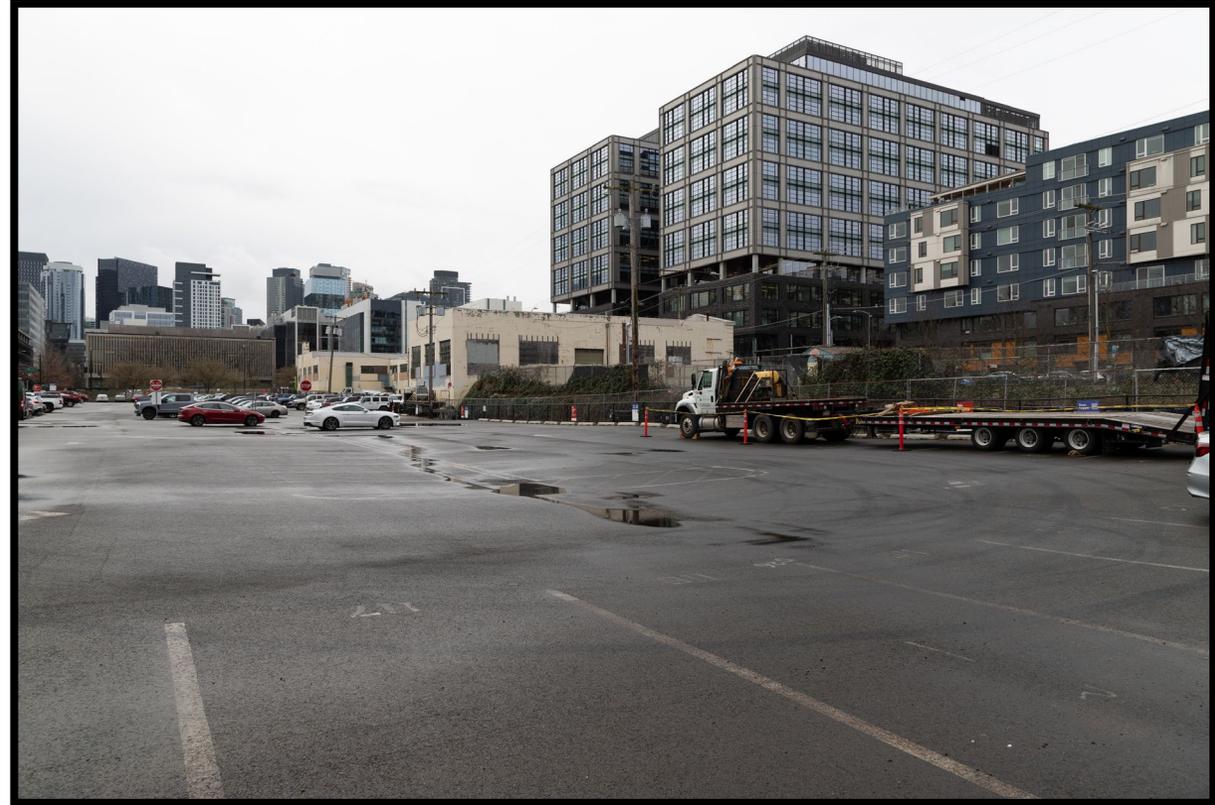


Fig. 5. Northeast corner, looking southwest. 2026.

# Condition Photos | Interior



Fig. 6. Collapsed roof section.



Fig. 7. East volume, looking southeast.

# Condition Photos | Interior

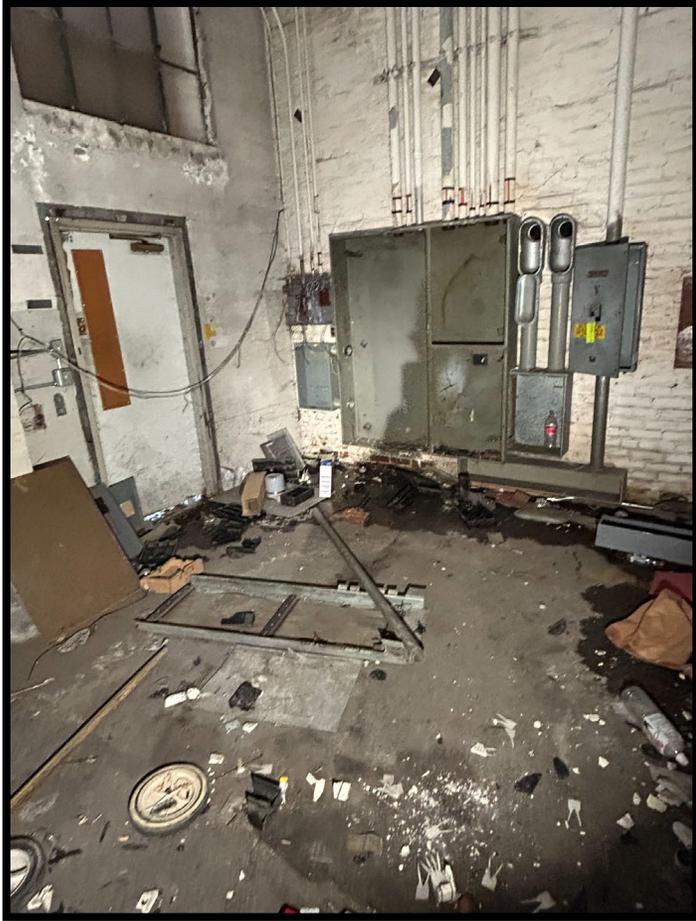


Fig. 8. Copper stripped from panels. 2025.

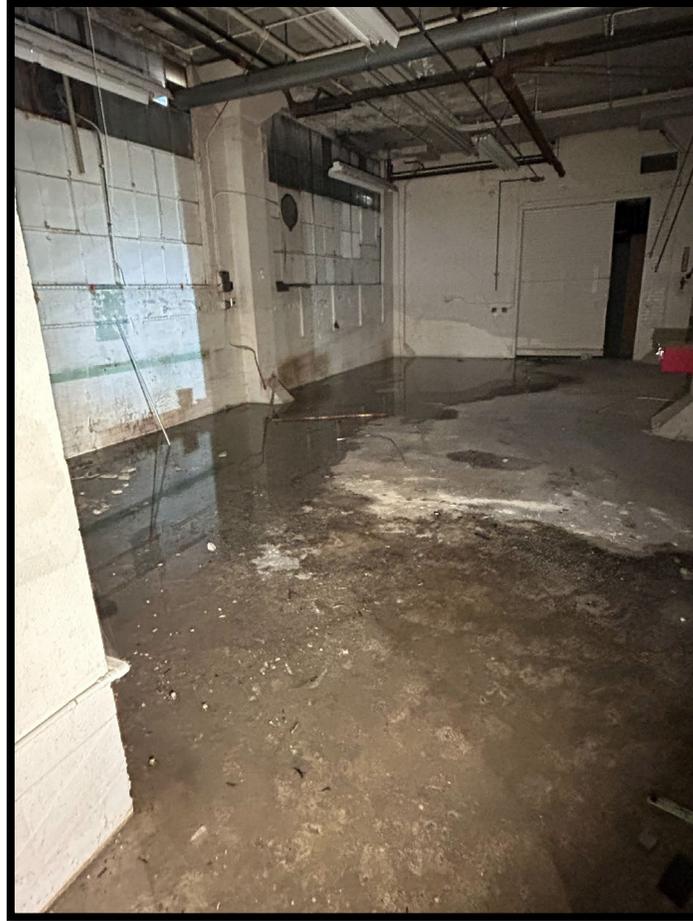


Fig. 9. Standing water. 2025.



Fig. 10. Interior ceiling and insulation collapse. 2025.

# Alternatives Evaluated

2017  
Sale ordinance sought and obtained  
(CB 119034).

- Community outreach for input on future use/sale.
- Purchase request to Office of Housing and Department of Parks and Recreation.

2018-21  
Mayor's office put all surplus sales  
on hold.

2019  
Facility condition assessment  
conducted.

- Use evaluated while sales on hold; storage for bulk equipment by SCL, \$1,344,832 estimated work package for remediation and basic repairs (not including seismic).

2020-22  
COVID-19 Pandemic.

2022  
Mayor's Office gave permission  
to sell property.  
City Light lists property.

2023-25  
SCL actively engaged with a buyer.  
Spring 2025, buyer rescinded offer.

- During this period, understood buyer intended to demolish the building, so all non-compliance-based upkeep ceased.
- During this period, SCL negotiated an alternative means of compliance with SFD not requiring the sprinkler system to be operational.

2025  
"Notice of Violation and Order to  
Comply" due to hazardous conditions  
issued by SFD.

# Basis for Demolition Application

- Building contains dangerous conditions for the public and firefighters responding to a fire or other emergency at the building.
- All alternatives to demolition have been explored over the past 9 years.
- Hazardous materials within and below the building create a substantial public hazard and cost threshold due to abatement requirements for rehabilitation or adaptive reuse.
- Based on the above reasons, maintaining the building until there is a Master Use Permit for a replacement structure and financing is committed is a public hazard.