

MBCC RENTAL POLICIES AND PRACTICES

The current Mount Baker Community Club building has been owned by a non-profit corporation, controlled by Mount Baker residents, since the building was built in 1914. This corporation is community-owned, and the all-volunteer Board is composed entirely of neighborhood residents. This Board has the fiduciary responsibility for conducting the business of the Club (including the Clubhouse) in such a way that it will continue to serve Mount Baker residents for many decades into the future – as it has done for over 100 years.

Since the initial construction of the building, it has been rented out for parties, celebrations and other social and civic functions, as a way to offset the costs of maintaining and operating the building. By helping to de-fray the costs of operations, these rentals have ensured that the building continues to be available to residents after 100 years of continuous use, and can be used as a venue for the low- or no-cost programs that are enjoyed by the community that owns it.

It would be misleading to represent that the rental aspect of the Clubhouse operations has always been a smooth one. In fact, in recent memory there have been noticeable tensions between the proximate neighbors and the Clubhouse approach to renting out the building – one which encouraged the use of the building until midnight, with a number of loud, late night parties.

However, this current Board has been involved in the operations of the Clubhouse since the summer of 2009, and the goal of this Board has been to operate the Clubhouse in manner that is respectful of the residential nature of our location, and in compliance with the statutes and ordinances of the City of Seattle.

As the Club works to continually move closer to this goal, the following policies and processes have been put into place:

Upon signing a contract, each renter pledges that they have read and understood the following policy:

Mount Baker Community Club is located in the heart of a residential neighborhood, and City of Seattle Residential Noise Ordinances apply. Prior to 10pm, all music must be kept low, consistent with the character of the surrounding neighborhood. Music must end at 10pm. Your noise levels will be monitored.

Renters, and the event supervisors, are also informed of the following rules:

- DJs and live music are allowed until 10pm
- All music is to be off by 10pm, and the renters are to be cleaned up and out of the building by 11:00pm.

- All music before 10pm will be monitored by the event staff. Periodic sound level measurements are taken from 50 feet west of Clubhouse, using a decibel meter.
- Complaint calls will be accepted after 10pm, and will be acted on.
- All windows are to remain closed on the west and south sides of the Clubhouse, unless an event has no amplified sound.

In order to ensure that our event staff has the necessary authority to enforce these rules, the Club has instituted the following practices:

- The event staff are expected to convey the policy to the party host, the “day of the event” coordinator, and the DJ before the event begins, as a reminder of the renter’s obligations.
- The event staff are expected to monitor the sound levels 50 feet west of the Clubhouse at random times throughout the event, using a decibel meter to measure the sound levels.
- If the sound exceeds the maximum levels permitted by the City (based on the time of day), staff are to have the music lowered to an appropriate level.
- If there is any sound emanating from the Building or its immediate surroundings after 10:00PM, event staff are expected to take complaint calls (or stop-bys).
- Event supervisors are authorized to shut down the event if the renter does not comply with the rules, and are encouraged to call the police if the renter refuses.

Over the course of the past 18 months, we have found that by implementing these policies and practices, the Club has been able to satisfy the concerns of our immediate neighbors, and the Club continues to work with them in those rare instances when the rules are violated.

March 24, 2011