

ATTACHMENT A

Inspection Report

Public Inspection Photos December 7, 2020

Notice and Order of Substandard Housing
Unsafe to Enter or Occupy



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H Street Eureka CA 95501
Fax: (707) 268-3792 Phone: (707)445-7541

Substandard Housing Inspection
By: - Rudy Marenghi

Address: 6608 Third St, Fields Landing, CA 95537
APN: 306-016-002
Property Owner: Lucas Bode
Known Occupants: Unknown

On 12/2/2020, before going to the site, I called the contact numbers I was given. One was for Lucas Bode, the property owner. I called and he did not answer, so I left a message. The second number was for his brother Ryan Bode. He answered and was unaware of the case and that he was listed as a contact. Ryan was helpful in helping me find the property and describing the case, but he was busy and could not meet me on site.

When I arrived on site there was a couple men busying themselves around the property. I introduced myself to them, described why I was there, and asked if they knew where Lucas was. One of the men, I did not get their names, said that he did not know, but would inform Lucas that he should contact the County Building Department. I told him I would wait for his call and I left.

Five days had gone by and I received no call, so on 12/7/2020 at approximately 4:30 PM I went by the property and took pictures from the street. I started at the north end and walked my way around to the south. The roof of the house was in disrepair and there were junk vehicles all around. At the exterior of the property there was wood, various construction material, crab pots, and general debris covering the yard. After a short while I got back in my car and went to my next inspection.

SE corner of building



NE corner of building





North side of property

East wall of building



Backyard at south side of building



Yard at east side of building





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3015 H Street Eureka CA 95501
Fax: (707) 268-3792 Phone: (707)445-7541

DATE: 2/16/2021
CE FILE: CE20-0767
APN: 306-016-002
TITLE: Lucas Bode
ADDRESS: 6608 Third St, Fields Landing, CA 95537
SUBJECT: Substandard Housing CE Case: Unpermitted construction, unsafe structure, solid waste, junk vehicles.

NOTICE AND ORDER OF SUBSTANDARD HOUSING

PLEASE TAKE NOTICE that an inspection was performed on 12/7/2020, of the dwelling at the above location by the Humboldt County Building Division acting under the authority, and whose observations are reviewed and approved, by the Humboldt County Chief Building Official. The inspection revealed conditions that are in violation of the 1997 Uniform Housing Code (UHC) and the 2018 International Property Maintenance Code (IPMC) adopted by the County of Humboldt. The building has been found by the County Chief Building Official to constitute substandard housing per Chapter 10, §1001 of UHC and various state and local laws and regulations.

YOU ARE HEREBY NOTIFIED by the County Chief Building Official that the following conditions, injurious to the public health, exist at the above referenced location and are in violation of Humboldt County Code and render the building dangerous and substandard:

Inadequate Sanitation - UHC § 1001.2

1. General dilapidation or improper maintenance. UHC 1001.2.13
2. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer. UHC 1001.2.15

Nuisance - UHC § 1001.4

1. Any attractive nuisance that may prove detrimental to children whither in a building, on the premises or a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris, vegetation that may prove a hazard for inquisitive minors. UHC 1001.4.401.2
2. Uncleanliness, as determined by the health officer. UHC 1001.4.401.7

Faulty Weather Protection - UHC § 1001.8

1. Deteriorated or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or to other approved protective covering. UHC 1001.8.2
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors. UHC 1001.8.3

Fire Hazard - UHC § 1001.9

1. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising for any cause shall be considered substandard. UHC 1001.9

Hazardous or Insanitary Premises - UHC § 1001.11

1. The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat or other rodent harborages, stagnant water, combustible materials, and similar materials or conditions on a premises constitutes fire health of safety hazards, which shall be abated. UHC 1001.11

Inadequate Exits - UHC § 1001.12

1. Notwithstanding compliance with code requirements in effect at the time of their construction, buildings or portions thereof shall be considered substandard when the building official finds that an unsafe conditions exists through and improper location of exits, a lack of an adequate number of width of exits, or when other conditions exist that are dangerous to human life. UHC 1001.12

Chapter 3 - Exterior Property and Areas - IPMC § 302

1. Sanitation. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. IPMC 302.1
2. Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. IPMC 302.3
3. Rodent harborage. Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation. IPMC 302.5
4. Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at anytime be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that

such work is performed inside a structure or similarly enclosed area designed and approved for such purposes. IPMC 302.8

Chapter 3 - Exterior Structure - IPMC § 304

1. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm). IPMC 304.3
2. Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. IPMC 304.6
3. Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. IPMC 304.7
4. Unsafe conditions. Demolition of unsafe conditions shall be permitted where approved by the code official. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings IPMC 304.1.1:
 - Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
 - Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
 - Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
 - Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
 - Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Chapter 3 - Component Serviceability - IPMC § 306

1. General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. IPMC 306.1

2. Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings. Exceptions: Where substantiated otherwise by an approved method. Demolition of unsafe conditions shall be permitted where approved by the code official. IPMC 306.1.1
 - Wood that has been subjected to any of the following conditions: Ultimate deformation. Deterioration. Damage from insects, rodents and other vermin. Fire damage beyond charring. Significant splits and checks. Horizontal shear cracks. Vertical shear cracks. Inadequate support. Detached, dislodged or failing connections. Excessive cutting and notching. IPMC 306.1.1(6)

Chapter 3 - Rubbish and Garbage - IPMC § 308

1. Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. IPMC 308.1

Chapter 7 - Means of Egress - IPMC § 702

1. General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. IPMC 702.1

Chapter 7 - Fire Protection Systems - IPMC § 704

1. Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the International Fire Code in an operative condition at all times and shall be replaced or repaired where defective. IPMC 704.1

Chapter 7 - Carbon Monoxide Alarms and Detection - IPMC § 705

1. Carbon monoxide alarms and detectors. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced. IPMC 705.2

The above-described conditions were observed by Humboldt County Building Division and concurred with by the Humboldt County Chief Building Official.

YOU ARE HEREBY NOTIFIED the building or portions thereof that are determined to be substandard are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Chapter 11 of the UHC.

The following corrections must be commenced by 3/7/2021, including the securing of all necessary permits, if any. These same corrections must be completed within such time as determined is reasonable per UHC §1101.2(3) (3.1). Rudy Marengi is the building inspector to contact.

1. Remove all junk vehicles in accordance with IPMC 302.8 (described above).
2. Obtain a demolition permit and demolish all unpermitted new construction, additions, conversions, and remodels OR obtain a building permit for all unpermitted construction and bring up to current code.
3. Provide an address in accordance with IPMC 304.3 (described above).
4. All wood described by IPMC 306.1.1(6) that is being stored on the property shall be deemed rubbish and shall be disposed of properly.
5. Dispose of all rubbish until the property follows IPMC 308.1, IPMC 702.1, and IPMC 302.1 (all described above).
6. Provide carbon monoxide and fire protective systems in accordance with IPMC 705.2 and IPMC 704.1 (described above).

Please be advised that property owners are required to maintain buildings and structures in a safe and sanitary manner. Action must be taken to correct the above-identified conditions within the identified timeframe and must comply with Humboldt County Code and the requirements of this office. If the required corrective action and repairs are not commenced within the time specified, the Chief Building Official may order the building vacated and posted as uninhabitable to prevent further occupancy until the work is completed and may proceed to cause the work to be done and charge the cost thereof against the property or its owner. In addition, failure with this order constitutes a misdemeanor and may result in enforcement action against you pursuant to UHC §1401.1 and 1401.2.

RIGHT TO APPEAL: Any person having any record title or legal interest in the building and premises may appeal this Notice and Order or any action of the Humboldt County Chief Building Official to the housing advisory and appeals board provided the appeal is made in writing as provided in the UHC §1201 and Humboldt County Code §331-11 and filed with the Humboldt County Building Official within 30 (thirty) days from the date of service of this order (UHC §203.1, 1201.1). Failure to appeal will constitute a waiver of all rights to an administrative hearing and adjudication of the notice and order and any determination/action of the County Chief Building Official (UHC §1202).

Signed,

Keith Ingersoll
County of Humboldt
Chief Building Official

Rudy Marengi
Senior Building Inspector

Humboldt County Building Division

Enclosure(s):

Exhibit 1: Legal description

Photo documentation