

Exhibit C
Notice and
Order of
Substandard
Housing and
Order to
Vacate



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

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

Certified Mail No.:9171 9690 0935 0252 8843 01

DATE: 11/15/2021
APN: 506-102-001-000
NAME: Japport Jon & Violet
ADDRESS: 1989 Peninsula Dr, Arcata, CA
SUBJECT: Notice and order of substandard housing and order to vacate
Case Number: CE21-1401

NOTICE AND ORDER OF SUBSTANDARD HOUSING AND ORDER TO VACATE

PLEASE TAKE NOTICE that an inspection was performed on 11/5/2021, 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:

Chapter 3 - Exterior Property and Areas - IPMC § 302

1. 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
 - **Exterior of house has signs of rodent infestation due to the high volume of debris.**
2. 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 any time 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
 - **Multiple inoperable vehicles on property in violation of county ordinances**

Chapter 3 - Exterior Structure - IPMC § 304

1. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. IPMC 304.1
 2. Unsafe conditions. 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: (1) the nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength. (2) The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. (3) Structures or components thereof that have reached their limit state. (4) Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight. (5) Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects. (6) 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. (7) 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. (8) 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. (9) Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. (10) Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. (11) Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. (12) Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. (13) Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Exceptions: Where substantiated otherwise by an approved method. Demolition of unsafe conditions shall be permitted where approved by the code official. IPMC 304.1.1
- **Explosion in building displaced walls and roof at ceiling level about 6in. Damage is evident in two bedrooms.**

Chapter 3 - Interior Structure - IPMC § 305

1. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects. IPMC 305.1.1(2)

- **Explosion in building displaced walls and roof at ceiling level about 6in. Damage is evident in two bedrooms.**

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
- **Exterior of structure is littered with debris creating egress hazards and fire hazards.**

Chapter 4 - Ventilation - IPMC § 403

1. Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated. IPMC 403.2
- **Bathroom has no functioning mechanical ventilation or passive window ventilation**

Chapter 5 - Toilet Rooms - IPMC § 503

1. Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling. IPMC 503.1
- **There is no door to bathroom.**

Chapter 5 - Water System - IPMC § 505

- Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters. IPMC 505.4
- **Water heater is improperly installed**

Chapter 6 - Heating Facilities - IPMC § 602

1. Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from [DATE] to [DATE] to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exceptions: (1) When the outdoor temperature is below the winter outdoor design temperature for

the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code. (2) In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained. IPCM 602.3

2. Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall IPCM 602.5

- **Structure does not have any fixed heating system.**

Chapter 7 - Fire Protection Systems - IPCM § 704

1. Groups R-2, R-3, R-4 and I-1. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: (1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bed rooms. (2) In each room used for sleeping purposes. (3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. IPCM 704.6.1.2

- **No smoke alarms installed**

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

1. General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the International Fire Code, except that alarms in dwellings covered by the International Residential Code shall be installed in accordance with Section R315 of that code. IPCM 705.1

- **No Carbon monoxide alarms installed**

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 conditions listed above are determined to be an immediate danger to human life, limb, property and safety of the occupant and the public.

YOU ARE HEREBY ORDERED to vacate the premises and to secure and maintain the premises against entry. Pursuant to UHC Section 1101.2(3) (3.2), the County Chief Building Official has determined that the premises must be vacated immediately after posting and must remain vacated, secured, and maintained against entry until the dangerous conditions are abated and corrected.

No person shall remain in or enter any building that has been posted as uninhabitable, except for entry to make repair, demolish, or remove such building under permit from the Humboldt County Building Department (HCBD). No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed and a certificate of occupancy issued

pursuant to the provisions of the Building Code. Any person violating this subsection shall be guilty of a misdemeanor.

The following corrections must be commenced by December 16, 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). Micah Mathieson is the building inspector to contact.

- Obtain As built permit from HCBDD for construction of residence without permits or Obtain permit to demolish structure.
- As Built permit shall include all necessary repairs to structure listed above
- All inoperable vehicle shall be removed from property.
- Remove debris from the exterior of the structure.

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 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.

The Substandard conditions noticed by the Humboldt County Building Division were determined to be caused by the Owners Jon Japport and Violet Japport . Therefore the Tenant would qualify for the health and safety code article 2.5 tenant relocation assistance [17975-17975.10]

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

Micah Mathieson

Micah Mathieson
Building Inspector
Humboldt County Building Division

Enclosure(s):

Exhibit 1: Legal description

Code Sections.

Photo documentation.

Do not enter unsafe to occupy placard.

Tenant relocation assistance.