



June 11, 2021

FINDINGS OF THE BUILDING OFFICIAL

STEVEN CHIO
2959 CHESTNUT AVE
LONG BEACH, CA 90806

CASE NO.: C- 7920-06-21
ASSESSOR'S #: 7206-002-020

Subject: 2959 CHESTNUT AVE, LONG BEACH, CA

Last Inspection Date: 6/11/21

The Building Official finds the One-Story Single Family Dwelling with Detached Garage to be substandard and a public nuisance as described in ATTACHMENT A.

PHYSICAL DESCRIPTION AND HISTORY

Assessor's records show the buildings constructed as a One-Story Single Family Dwelling with Detached Garage built in 1943. The building is partially occupied.

Should the Board of Examiners, Appeals, and Condemnation permit the owner to rehabilitate the subject substandard buildings and the public nuisance the appropriate permits must be obtained, the items in the Board's findings must be accomplished, and the required inspections must be approved and the rehabilitation completed within the time frame.

INSPECTOR: David Woods
PHONE NO. (562) 570-6381
RE: 2959 Chestnut Ave
PROJ: CESB274702

FINDINGS ATTACHMENT A

1 **EXTERIOR**

2 Fire - Extensively damaged

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The exterior of the building(s) has been extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical, and mechanical equipment.

3 Part Roof Cvr - Damaged

LBMC 18.45.010 UHC 601.1, 601.2

A portion of the roof covering and sheathing are damaged or missing due to extensive fire damage. Repair and replace all the fire-damaged roof covering and sheathing to meet minimum code requirements.

4 Improper Sanitation

LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC

There is improper sanitation due to defective windows, doors and screens. Repair or replace all the defective or missing windows, doors, and screens and replace all the broken glass.

5 Serv/SbPnl cover - Damg & Miss

LBMC 18.45.010 UHC 701.2

The electrical dead front cover(s) of the electrical service/sub panel is missing, damaged or lacking parts which exposes the branch circuit wiring and/or energized parts to human contact. Provide an approved electrical service/sub panel dead front cover(s) for the electrical service/sub panel.

6 Limited Building access

Access for inspection of the exterior of the building was limited. Provide access to the entire exterior of the building for inspection. The inspection may reveal additional substandard conditions that must be corrected within the time frame.

7 **INTERIOR**

8 Fire - Extensively Damaged

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The interior of the building(s) has been extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical, and mechanical equipment.

9 **GARAGE**

10 Limited Building access

Access for inspection of the exterior of the garage was limited. Provide access to the entire exterior of the garage for inspection. The inspection may reveal additional substandard conditions that must be corrected within the time frame.

11 Inaccessible

Note: The interior was not available for inspection. Provide access to the uninspected interior. This case may not be concluded until an interior inspection has been made and any substandard conditions found within the garage are corrected within the time frame.

12 **YARD AREA**

13 Overgrown vegetation

LBMC 18.45.030 UHC 1702 (L)

There is overgrown vegetation in the yard areas. Trim and remove all overgrown vegetation.

14 Menace to life

LBMC 18.04.060. 18.08.200.18.08.150. 18.20.110

NOTE: The structure(s) is/are a menace to life, health and public welfare.

15 Attractive nuisance

LBMC LBMC 18.04.060. 18.08.200.18.08.150. 18.20.110

NOTE: The building(s) is/are an attractive nuisance which may prove to be detrimental to children whether in the building(s) or on the premises.

16 Building permit required

LBMC 18.04.010 (A,B)

NOTE: A building permit is required to be obtained from the Development Services Department for the Code Enforcement Bureau prior to starting the corrective work on the violations noted above.

END OF ATTACHMENT A

This information is available in alternative format by request at 562.570.3807.
For an electronic version of this document, visit our website at longbeach.gov/lbds.