



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT

100 W. Broadway, Suite 400 • LONG BEACH, CALIFORNIA 90802 •

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FINDINGS OF THE BUILDING OFFICIAL

July 07, 2020

CASE NO.: CESB270130
ASSESSOR'S #: 7210-029-008

HAROLD E TATE
1990 LEMON AVE
LONG BEACH, CA 90806

Last Inspection Date: (next date the Inspector is scheduled to go out to the property)

Subject: 1990 LEMON AVE, LONG BEACH, CA 90806

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

PHYSICAL DESCRIPTION AND HISTORY

Assessor's records show the buildings constructed as One Story Single Family Dwelling in 1922. The building is not 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: 1990 Lemon Ave
PROJ: CESB#270130

ATTACHMENT A

1 EXTERIOR

2 Deteriorated - repair

LBMC 18.45.010 UHC 601.1

Several areas of the foundation appear to be deteriorated. Repair all the deteriorated areas of the foundation. Note: Access for inspection of the foundation was limited. Further inspection will be necessary and may reveal that major portions or the entire foundation may need to be repaired.

3 ALL - Def & Deter

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

The floor joists, girders and posts are defective and deteriorated. Replace the defective, deteriorated and missing, floor joists, girders & posts.

4 Flr Cvr - Defect Deter & Miss

LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010

The floor covering is defective and deteriorated. Replace the defective, deteriorated, and missing floor covering.

5 Min Ventilation Opens

LBMC 18.40.010 CBC 1203.3, 2304.11.9; LBMC 18.41.010 CRC R408.2

The underfloor area lacks the required ventilation openings. Provide the minimum underfloor ventilation openings of not less than 1 sq. ft. for each 150 sq. ft. of underfloor area, covered with corrosion resistant 1/4" wire mesh.

6 Access door - Deter & Miss

LBMC 18.40.010 CBC 1209.1; LBMC 18.41.010 CRC R408.4

The underfloor access door is deteriorated and missing. Repair or replace the underfloor access door.

7 Structural frame - Damaged

LBMC 18.45.010 UHC 601.1

The supporting structural frame members are damaged. Replace the damaged supporting structural frame members to adequately support structure.

8 Studs/plates/headers - Damg

LBMC 18.45.010 UHC 601.1

Some of the wall studs, plates and headers are damaged. Replace the damaged studs, plates and headers.

9 Siding - Damaged

LBMC 18.45.010 UHC 601.2, 601.3; LBMC 8.76.010 (B)

The exterior siding is damaged. Repair all the damaged siding. After all exterior repairs have been made, paint the entire exterior of the building(s) including the windows, doors, all trim and roof eaves.

10 Trim (wood) - Damaged

LBMC 18.45.010 UHC 601.2; LBMC 8.76.010 (B)

The exterior wood trim is damaged. Repair or replace and paint the damaged wood trim.

- 11 Roof Struc/wall -Ext fire Damg
LBMC 18.45.010 UHC 601.1
Most of the roof structure and part of the walls have been extensively damaged by fire. Replace all the damaged structural members of the roof, ceiling and walls.
- 12 Rafters - Damaged
LBMC 18.45.010 UHC 601.1
Some of the rafters are damaged. Repair or replace all damaged rafters.
- 13 Part Roof sheathing - Damaged
LBMC 18.45.010 UHC 601.1
Portions of the roof sheathing are damaged. Replace all damaged portions of the roof sheathing and repair the roof with approved materials installed in an approved manner.
- 14 Roof covering - Deter ALL
LBMC 18.45.030 UHC 1702 (B); LBMC 18.40.010 CBC 1503.1, 1604.1; LBMC
The roof covering is deteriorated. The roof jacks, storm collars, vents and caps are deteriorated or missing. Replace the roof covering and deteriorated or missing jacks, storm collars, vents and caps.
- 15 Roof fascia/eaves/rafter-Damg
LBMC 18.45.010 UHC 601.1; LBMC 8.76.010 (B)
The roof fascia, eaves and rafter tails are damaged. Replace or repair and paint the roof fascia, eaves and rafter tails.
- 16 Attic Ventilation Open - Miss
LBMC 18.40.010 CBC 1203.2; LBMC 18.41.010 CRC R806.1
The attic lacks the required ventilation openings. Provide attic ventilation openings equal to 1/150 of the area of the space ventilated.
- 17 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.
- 18 Exterior doors Threshld - Damg
LBMC 18.45.010 UHC 601.2
The thresholds at the exterior doors are damaged. Replace the damaged thresholds and install them in a weathertight manner.
- 19 Exterior doors - Damaged
LBMC 18.45.010 UHC 601.2; LBMC 8.76.010 (B)
The exterior door(s) is/are damaged and not properly fitted. Replace or repair the exterior door(s) and install in a weathertight manner.
- 20 Porch - Def & Deter
LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 1009.
The porch(es) is/are defective and deteriorated. Replace the defective and deteriorated porch(es).
- 21 Serv - Damaged
LBMC 18.45.010 UHC 701.2
The electrical service is damaged. Install a new electrical service.

- 22 Unprv Wtr Src - Dwelling
LBMC 18.45.010 UHC 505.4
The dwelling lacks an approved source of running hot and cold water, plumbed in an approved manner. Provide the required hot and cold water supply to the dwelling installed in an approved manner.
- 23 **INTERIOR**
- 24 Bdlg Int - Part fire Damg
LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2
The interior of the building(s) has been partly/extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical and mechanical equipment.
- 25 Inaccessible
Unspecified Section
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 unit are corrected within the time frame.
- 26 **GARAGE**
- 27 Garage - Demolished
LBMC 21.41.211
The garage that provided the required off-street parking has been demolished. Replace the garage to provide the required off-street parking.
- 28 **YARD AREA**
- 29 Trash & debris
LBMC 18.45.030 UHC 1702 (L)
The yard areas have trash and debris. Remove all the trash and debris from the yard areas.
- 30 Overgrown vegetation
LBMC 18.45.030 UHC 1702 (L)
There is overgrown vegetation in the yard areas. Trim and remove all overgrown vegetation.
- 31 Walk - Deter Brk & Miss
LBMC 21.42.030 (B)
The concrete walk(s) is/are deteriorated, broken or missing. Repair or replace the deteriorated, broken or missing walk(s).
- 32 Minimum 3 foot clearance
LBMC 18.45.010 UHC 901; LBMC 18.40.010 CBC 503.2.1
The storage shed lacks the required 3 foot clearance to the property line. Provide the minimum 3 foot clearance or provide one-hour fire protection on the storage shed.
- 33 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.
- 34 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.

35 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 562.570.6257.
For an electronic version of this document, visit our website at longbeach.gov/lbds.