



June 11, 2021

FINDINGS OF THE BUILDING OFFICIAL

THE KAY MENDOZA FAMILY TRUST/
KAY MENDOZA TRUSTEE
P.O. BOX 6065
LONG BEACH, CA 90806

CASE NO.: C- 7921-06-21
ASSESSOR'S #: 7273-011-031

Subject: 928 LONG BEACH BLVD, LONG BEACH, CA

Last Inspection Date: 6/11/21

The Building Official finds the Two-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 Two-Story Single Family Dwelling with Detached Garage built in 1920. The building is vacant.

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: 928 Long Beach Blvd
PROJ: CESB274736

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 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.
- 4 Improper Sanitation
 LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 1403.1; LBMC 18.41.010 CRC R703.1
 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 - Obsolete
 LBMC 18.45.010 UHC 701.2
 The electrical service is obsolete. Install a new electrical service.
- 6 WHtr Encl - Repair Deter
 LBMC 18.43.010 CPC 505.1; LBMC 18.45.010 UHC 505.7
 The water heater enclosure is deteriorated. Repair the required enclosure and secure it to the building wall and to a concrete pad.
- 7 WHtr - Earthquake straps
 LBMC 18.43.010 CPC 508.2; LBMC 18.45.010 UHC 505.7
 The water heater(s) lack the required earthquake straps. Install the required earthquake straps on the water heater(s).
- 8 WHtr Temp/PRV - Not piped
 LBMC 18.43.010 CPC 505.6, 608.5; LBMC 18.45.010 UHC 505.7
 The water heater temperature and pressure relief valve outlet is not piped to the outside of the building. Provide approved piping from the valve outlet to the outside of the building and terminating no more than 2 feet nor less than 6 inches above the ground.
- 9 Limited Building access
 Section is not define
 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.

10 INTERIOR

- 11 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.

12 **GARAGE**

13 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.

14 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 unit are corrected within the time frame.

15 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.

16 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.

17 Building permit required

LBMC 18.04.010 (A,B)

NOTE: A building permit is required to be obtained from the Development Services 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.