

ATTACHMENT TO NOV/CITATION/ORDER

LOCATION OF PROPERTY: 5394 Hub Ct. Copperopolis APN: 054-001-009 Case# 1848

PUBLIC NUISANCE

Calaveras County Code 8.06.060. It shall be unlawful for any person, own, occupant, tenant, or operator to cause or maintain a public nuisance on a premise. A public nuisance is defined as:

- A. Anything injurious or likely to become injurious to the health and safety, or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, including a condition of visual blight, or unlawfully obstructing the free passage or use, in the customary, of any public park, square, street, or highway; or for a person to occupy as a tenant, or owner- occupant, or to permit another person to occupy, premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Enumeration of such nuisances in this chapter shall not be deemed exclusive.
- B. Any violation of the provisions of the Calaveras County Code as set forth in Title 13, Chapter 13.12; Title 15; and Title 17.
- C. Any violation of the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, California Administrative Code, California Health and Safety Code, International Property Maintenance Code, or any other applicable law.
- D. Any accumulation of junk, debris, or junk cars, as defined in Section 17.06.1030 of the Calaveras County Code, on any other parcel of land within sight of any other parcels of land, or public or private roads that are not enclosed within four walls and a roof.
- E. Any violations of the provisions of this chapter

CAMPING ON PROPERTY

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of Calaveras County Code 17.04.180 – Illegal Camping: Camping outside of designated camping areas either in a recreation vehicle or other shelter or means is allowed for a continuous period of up to fourteen days or a cumulative period not to exceed thirty days in one calendar year. This section applies to campers, tents, travel trailers, vehicles, mobile homes or any other living unit(s)

Specifically, camping has occurred for more than (14) consecutive days and /or more than thirty (30) days in a calendar year. **The residential structure on the property has been placarded “substandard” and deemed not habitable. No person is allowed to live in the structure until this placard has been removed by Code Compliance.**

Options to Abate:

1. Obtain a building permit which will permit you to camp on the property during construction of a permanent residence (this only applies to a new dwelling permit, maximum on year) or
2. Cease from camping on property over the limits provided by Calaveras County Code.

HAZARDOUS ELECTRICAL

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of the International Property Maintenance Code Section 604.3. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Specifically: The electrical outlets inside the residence and the exposed electrical on the exterior of the residence. All electrical in the residence is required to be inspected and signed off by a Certified Contractor or Electrician. Any addition corrections are to be made regarding the electrical panel on the main residential structure.

Options to Abate:

1. Obtain electrical permits and install or repair the required electrical equipment in compliance with the International Property Maintenance Code Section 605.1 and the California Electrical Code and
2. All electrical in the residence is required to be inspected and signed off by a Certified Contractor or Electrician.

RUBBISH AND GARBAGE

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of International Property Maintenance Code Section 307.1 - Accumulation of rubbish or garbage: All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Specifically, all the materials that are around both residential structures and scattered around the property.

Options to Abate:

1. Remove all rubbish to an appropriate disposal facility.

JUNK, DEBRIS & JUNK CARS LOCATED ON RA, RR, R1, R2, & R3 PARCELS

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of Calaveras County Code 17.04.210 – Junk, Junk, Debris or Junk Cars: No property owner, tenant, occupant or other use of public or private property in the County shall permit or cause to accumulate junk, debris, or junk cars, as defined in Section 17.06.1030, on any parcel of land zoned Residential Agriculture (RA), Rural Residential (RR) or Single Family Residential (R1), Two Family Residential (R2) and Multiple Family Residential (R3) unless that junk, debris, or junk cars are completely enclosed within a structure with solid walls and a roof.

Specifically, all vehicles and vehicle parts located on the property.

Options to Abate:

1. Junk vehicles and/or junk and debris must either be placed in a structure with solid walls and a roof, or
2. remove from the property, or
3. In the case of junk vehicles, the vehicles must be made road operable, licensed, and registered with the Department of Motor Vehicles.

PERMITS- REQUIRED

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of the California Building Code 105.1 Permits. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permits.

Specifically, the conditions found to be in violation are: Remove/Demolish the large two story shed structure with electrical installed, Remove/Demolish hoop house structure(s), permit installation or removed the electrical in the shop structure, permit electrical installation throughout the residence and at the well head area.

Options to Abate:

1. Contact the Building Department to determine what plans, etc will be necessary to obtain proper permits for the structure, or
2. Apply for, and obtain building permits for the structure(s) in question, and complete the inspection schedule through final, or
3. Remove the structure and unpermitted electrical.

STRUCTURAL HAZARDS

Alleged code violations exist under Calaveras County Code 8.06.060 through a violation of the International Property Maintenance Code section 108.1.1- Unsafe Structure. An unsafe structure is one that is found to be dangerous to life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or such faulty construction or unstable foundation, that partial or complete collapse is possible.

Specifically, the residence does not meet the minimum standards required for a residential structure. The residence must have a working heating system, the kitchen sink must be connected with cooking facilities (microwave) and non-absorbent food prep surface installed, one fully operational bathroom (floors, cabinets, counters, finish electrical and plumbing fixtures), electrical wiring and breaker box must be labeled and complete, and the roof and exterior wall must be weather-tight.

Options to Abate:

1. Obtain permits and complete inspection for the kitchen and
2. Obtain permits and complete inspection for the bathroom and

3. Install an adequate or repair existing heating system in the residence and obtain any permits required and
4. Complete corrections required for the breaker box (dead front, filler plates and label breakers) and
5. Complete repairs to the exterior of the residence to be weather-tight or
6. Obtain necessary permits to demolish the structure

International Property Maintenance Code – Heating Facilities

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Options to Abate:

1. Install or repair heating unit.

Smoke Detectors

California Residential Code

CRC - R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and 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.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

Options to Abate:

1. Install smoke detectors according to above requirements and provide proof to Code Compliance.

Notes: Permits for construction for the residence must be approved by Housing and Community Development (HCD) and the Calaveras Building Department.

This citation allows for a 90 day correction period before fines begin to accrue. On the 91st day fines will begin to accrue for the violations that have not been abated and verification of abatement has occurred.

Officer: R. Davis

Date: 12/13/2018