



6400 Laurel Canyon Blvd
North Hollywood, CA 91606
(818) 756-1473

August 8, 2019

Case Number: 707792

APN: 2604027029

Property Owner: POSTING

Mailing Address:

In Addition Notify:

Mailing Address: *St. Mary*

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.409.A, Los Angeles Municipal Code (L.A.M.C)

Our records indicate you are the owner of the property located at **15120 W NURMI ST**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. The conditions, their location on the premises, and the specific code violation(s) are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **10/11/2019**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **10/15/2019** between **2:00 PM** and **4:00 PM**. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al número que se encuentra al principio de esta notificación.*

Issuing Inspector: Edmund Wong

Proof of Mailing -- On 8/8/2019 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.


Oscar Canizales

FIRE SAFETY

Failure to maintain the required one-hour fire separation between rooms containing a boiler, central heating plant, or hot water supply boilers from the rest of the building. Sections 91.8104, 91.8104.1, 91.420.2 of the L.A.M.C.

Violation Severity Level: HIGH

15120 W NURMI ST

WATER HEATER, Note: Repair walls with exposed wood framing inside water heater closet with approved fire rated material.

Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. Sections 91.8603, 91.8104 of the L.A.M.C.

Violation Severity Level: HIGH

15120 W NURMI ST

HALL, Note: Missing required smoke detector in area adjacent to bedrooms

15122 W NURMI ST

LIVING ROOM, Note: Missing required smoke detector in room adjacent to bedroom

MAINTENANCE

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

Violation Severity Level: LOW

15120 W NURMI ST

WATER HEATER, Note: Damaged door to water heater

Failure to maintain safe and sanitary floor covering. Sections 91.2.401.6, 91.8104.6 of the L.A.M.C.

Violation Severity Level: LOW

15120 W NURMI ST

KITCHEN, Note: Damaged grout and loose floor tiles in kitchen areas

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

15120 W NURMI ST

HALL, Note: Unfinished paint at wall patch near thermostat

15120 W NURMI ST

HALL BATH, Note: Repair wall with large openings under sink

15120 W NURMI ST

LIVING ROOM, Note: Unfinished paint at wall patch above heater

ELECTRICAL

Maintaining electrical wiring without obtaining an electrical permit and the required inspection approvals from the Department of

Building and Safety for all new wiring. Sections 93.0104, 93.0201, 93.0304, 93.0314 of the L.A.M.C.

Violation Severity Level: HIGH

15120 W NURMI ST

KITCHEN, Note: Exposed wires above vent hood

Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.

Violation Severity Level: LOW

15120 W NURMI ST

KITCHEN, Note: Missing ceiling light cover

PLUMBING

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

15120 W NURMI ST

WATER HEATER, Permit Required, , Note: Water heater leaking. Repair or have a licensed plumber obtain LADBS approved permit with L.A. Dept. of Building and Safety final inspections for replacing water heater PRIOR to SCEP re-inspection date.

Failure to properly secure loose plumbing fixtures. Section 91.8104.7 of the L.A.M.C

Violation Severity Level: LOW

15122 W NURMI ST

KITCHEN, Note: Secure loose sink faucet

HEATING AND VENTILATION

Failure to obtain the required permit and inspection approvals from the Department of Building and Safety for the installation, repair, relocation or added heating, ventilation, or air conditioning equipment, or appliances. A \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required permit(s). Sections 95.111.1, 161.902 of the L.A.M.C.

Violation Severity Level: HIGH

15120 W NURMI ST

LIVING ROOM, Permit Required, , Note: UNAPPROVED WALL HEATER REPLACEMENT. No permits issued. A licensed contractor must obtain required LADBS permit with inspections and final approvals from L.A. Dept. of Building and Safety PRIOR to SCEP re-inspection date. Any walls above the heater may need to be opened for required inspection of the heater venting, and the repair of walls should be completed after permit approval. For more information, please visit www.LADBS.org and be sure to schedule LADBS final inspections prior to HCIDLA Compliance/SCEP re-inspection date.

ILLEGAL CONSTRUCTION

Failure to obtain the required building permit(s) and inspection approvals for the construction of the building or portion thereof described herein. You are hereby ordered to demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety. A \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable. Sections 91.103.1, 91.106.1.1, 91.8105, 161.902 of the L.A.M.C.

COMMON, Permit Required, , Note: Unapproved construction of wood frame shelves and tables permanently attached to fence at side of buildings

15120 1/2 W NURMI ST
15120 W NURMI ST
15122 W NURMI ST

EXTERIOR, Permit Required, , Note: Unapproved patio enclosure at west side of building unit 15120 near rear yard, attached driveway area canopies, roof attaching buildings between units, and roof enclosures at west side walkway of buildings attached to fence.

15120 1/2 W NURMI ST
15120 W NURMI ST
15122 W NURMI ST

ELECTRICAL

Unapproved use of flexible cords and/or multiple adapters as a substitute for the fixed wiring of the structure. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.

EXTERIOR, Note: Remove extension cord permanently attached to carport ceiling coming from window utilized for RV trailer

15120 W NURMI ST
15122 W NURMI ST

UNAPPROVED USE OR OCCUPANCY

Failure to obtain a building permit and Certificate of Occupancy or Certificate of Completion from the Department of Building and Safety for the change of use or occupancy for the building or that portion described herein. Sections 91.104.2.5, 91.109.1, 91.8105, 91.8203, 91.8204 of the L.A.M.C.

Exterior, Permit Required, , Note: Approved use: 2 separate 1-story Single Family Dwellings as per Certificate of Occupancy # 1963VN33395 and #1963VN33393. Current use: Attached 4 unit dwellings under 1 building. Return property to original approved use condition or obtain LADBS approved permits and new certificate of occupancy.

Adjacent Areas associated with parcel number 2604027029

UNAPPROVED UNIT(S)

Failure to obtain the required building permit and inspection approvals for the unapproved dwelling unit as described below, or restore the structure to its originally approved condition. If the unit(s) is/are occupied, you may be ordered to vacate the unit(s) and pay the tenant relocation assistance fees. (See attached Notice & Warning pages) Sections 91.106.1.1, 91.109.1, 91.8105, 151.09.(a)11, 163.02(A) of the L.A.M.C.

Exterior, Note: Approved use garage attached to unit 15120 dwelling, current use unapproved unit. Also, Unit 15122 Garage conversion to bedroom as per Certificate of Occupancy #VN90596 dated 12/06/2012 and permit #2014-20000-02866, Current use is an unapproved unit.

Adjacent Areas associated with parcel number 2604027029

Inspector Name Edmund Wong
Office Location 6400 Laurel Canyon Blvd
Suite 610
North Hollywood, CA 91606
Survey Date 3/26/2019

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.org/your-government/government-information/city-charter-rules-and-codes>

FAILURE TO COMPLY WARNING:

You may be schedule for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

LEAD HAZARD WARNING:

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of th4e landlord. (Section 162.00. et. Seq. LAMC).

RETALIATION:

No lessor may retaliate against a lessee because if his compliant to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 pf the Civil Code.

INSPECTION AND PENALTY FEES:

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

APPEALS:

There is an appeal procedure established in this city whereby the Housing and Community Investment Department have the authority to hear and decide appeal of inspection fee and zoning order, upon payment of \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeal of an order concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of \$150 appeal processing fee. (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of appeal form, visit any of the Department's public counter or <https://hcidla.lacity.org/Inspections-and-Fees>.

To obtain more information on how/when to file appeal refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:

[http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterxvihousingregulations?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles_ca_mc\\$anc=JD_C16A1D10](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterxvihousingregulations?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc$anc=JD_C16A1D10).

PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

HISTORICAL PRESERVATION:

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

RELOCATION INFORMATION:

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

COMPLIANCE:

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

Housing and Community Investment Department Inspection Report

Inspection Date and Time: 10/15/2019 2:00:00 PM

APN: 2604027029

Address: 15120 W NURMI ST

Case# 707792

Inspector Name: Edmund Wong

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
15120 W NURMI ST	KITCHEN	EXPOSED WIRING		Exposed wires above vent hood	HIGH
	EXTERIOR	EXTENSION CORDS		Remove extension cord permanently attached to carport ceiling coming from window utilized for RV trailer	HIGH
	WATER HEATER	FIRE SEP UNITS		Repair walls with exposed wood framing inside water heater closet with approved fire rated material.	HIGH
	EXTERIOR	ILLEGAL CONSTRUCTION	Required	Unapproved patio enclosure at west side of building unit 15120 near rear yard, attached driveway area canopies, roof attaching buildings between units, and roof enclosures at west side walkway of buildings attached to fence.	HIGH
	COMMON	ILLEGAL CONSTRUCTION	Required	Unapproved construction of wood frame shelves and tables permanently attached to fence at side of buildings	HIGH
	HALL	SMOKE DETECTORS		Missing required smoke detector in area adjacent to bedrooms	HIGH
	LIVING ROOM	UNAPPROVED HEATING	Required	UNAPPROVED WALL HEATER REPLACEMENT. No permits issued. A licensed contractor must obtain required LADBS permit with inspections and final approvals from L.A. Dept. of Building and Safety PRIOR to SCEP re-inspection date. Any walls above the heater may need to be opened for required inspection of the heater venting, and the repair of walls should be completed after permit approval. For more information, please visit www.LADBS.org and be sure to schedule LADBS final inspections prior to HCIDLA Compliance/SCEP re-inspection date.	HIGH
	WATER HEATER	FIXTURE DEF/LEAK	Required	Water heater leaking. Repair or have a licensed plumber obtain LADBS approved permit with L.A. Dept. of Building and Safety final inspections for replacing water heater PRIOR to SCEP re-inspection date.	LOW
	KITCHEN	FLOOR COVERING		Damaged grout and loose floor tiles in kitchen areas	LOW
	LIVING ROOM	INTER-WALLS/CEILING		Unfinished paint at wall patch above heater	LOW
	HALL	INTER-WALLS/CEILING		Unfinished paint at wall patch near thermostat	LOW
	HALL BATH	INTER-WALLS/CEILING		Repair wall with large openings under sink	LOW
	KITCHEN	LIGHT FIXTURE		Missing ceiling light cover	LOW
	WATER HEATER	WINDOW/DOOR MAINT		Damaged door to water heater	LOW
15122 W NURMI ST	LIVING ROOM	SMOKE DETECTORS		Missing required smoke detector in room adjacent to bedroom	HIGH

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
	KITCHEN	LOOSE FIXTURES		Secure loose sink faucet	LOW
Adjacent Areas associated with parcel number 2604027029		NEW C/O REQUIRED	Required	Approved use: 2 separate 1-story Single Family Dwellings as per Certificate of Occupancy # 1963VN33395 and #1963VN33393. Current use: Attached 4 unit dwellings under 1 building. Return property to original approved use condition or obtain LADBS approved permits and new certificate of occupancy.	Not Assigned
		Unapproved Unit(s)	Required	Approved use garage attached to unit 15120 dwelling, current use unapproved unit. Also, Unit 15122 Garage conversion to bedroom as per Certificate of Occupancy #VN90596 dated 12/06/2012 and permit #2014-20000-02866, Current use is an unapproved unit.	Not Assigned

Housing and Community Investment Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
EXPOSED WIRING	Unapproved electrical wiring	Exposed wiring is a potentially life-threatening condition that may cause an electrical fire, electrocution or electric shock and if it remains uncorrected, the risk of harm, injury, or death to residents of the building increases.	HIGH
EXTENSION CORDS	Excessive use of extension cords and/or multiple adapters	Unapproved use of flexible cords and/or multiple adapters for fixed wiring is a potentially life-threatening condition that may cause an electrical fire, electrocution or electric shock and if it remains uncorrected, the risk of harm, injury, or death to residents of the building increases.	HIGH
FIRE SEP UNITS	Missing fire separation between water heaters and dwelling units	Missing or defective fire separation is a life-threatening violation that increases the potential for fire and smoke to spread throughout the building and increase the risk of harm, injury, or death to residents.	HIGH
ILLEGAL CONSTRUCTION	Construction performed without permits	Illegal construction could include structural hazards with life-threatening conditions that compromise the integrity of the building, and if uncorrected, pose a significant risk of harm, injury, or death to residents of the building.	HIGH
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
UNAPPROVED HEATING	Heater, exhaust fan, or Air Conditioner installation/repair done without permit or inspection approval	Heater installation without a permit or inspection approval increases the risk of the heater being installed improperly. This may lead to unsafe conditions such as carbon monoxide leakage or the future failure of the heating system.	HIGH
FIXTURE DEF/LEAK	Leaking or defective plumbing faucet or fixture	Defective plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
FLOOR COVERING	Floor covering defective, missing, or unsafe	Failure to maintain safe and sanitary floor covering creates a minimally untenable condition and could be a tripping hazard. Although this type of violation reduces habitability and may lead to injury it is unlikely to be life-threatening.	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
LIGHT FIXTURE	Defective, broken, or missing light fixture(s)	Failure to properly install or maintain required light fixtures creates inadequate lighting and may lead to injury (e.g. trip and fall), but is unlikely to be life-threatening.	LOW
LOOSE FIXTURES	Failure to secure loose plumbing fixtures	Failure to properly secure loose plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW