

1404 FRANCIS

18-88

DEPT. of BLDG. & SAFETY - CITY of LAS VEGAS, NEVADA		
OWNER: <u>MORTON MAIS</u>	ADDRESS: <u>1104 Francis St.</u>	DATE: <u>9/28/60</u>
GEN. CONT. <u>GEORGE G. BROOKMAN</u>	TYPE OF STRUCTURE: <u>REDWOOD FENCE</u>	
PERMIT NO. <u>1769</u>	LEGAL DESCRIPTION: <u>Lot 11 Bl. 8, Hantridge #3</u>	
LOCATION & FLOOR ELEVATION	PLUMBING CONT.	TEMP. POLE CONT.
FOOTINGS	PERMIT NO. _____ DATE _____	PERMIT NO. _____ DATE _____
FOUND. & PIERS	HEAT & VENT. CONT.	INSPECTION _____ DATE _____
WALL STEEL	PERMIT NO. _____ DATE _____	ELECTRICAL CONT.
BOND BEAM STEEL	SEWER CONT.	PERMIT NO. _____ DATE _____
FRAMING & ROOF SHEATHING	PERMIT NO. _____ DATE _____	OUTLETS _____
STEEL FABRICATION	ROUGH SOIL _____	MOTORS _____ H.P. _____
CONNECTIONS & PAINTING	ROUGH WATER _____	SLAB _____
INTERIOR _____ EXTERIOR _____	SEWER OR SEPTIC TANK _____	ROUGH _____
LATHING _____	TOP-OUT _____	FINAL ROUGH _____
PLASTER _____	ROUGH GAS _____	FIXTURE CONT. _____
SCRATCH _____	ROUGH DUCT _____	PERMIT NO. _____ DATE _____
BROWN _____	FINAL PLUMBING _____	FIXTURES _____
FINAL BLDG. _____	FINAL HEATING _____	FINAL FIXTURE _____
GRADING & DRAINAGE	FINAL GAS _____	APPROVED FOR METER _____
ON-SITE PARKING _____ SPACES _____		
ENG. APPROVAL OF OFF-SITE IMPROVEMENTS		

APPROVED for OCCUPANCY: 5/15/61 DATE

* PLEASE NOTE REMARKS ON REVERSE SIDE
1104 Francis WOOD FENCE 9/28/60

25.04

NOTICE AND ORDER TO MAKE REPAIRS

TO: PAUL J. WILMORE & LISA E. WORRALL
1404 FRANCIS AVENUE, LAS VEGAS, NEVADA 89104

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As record owner(s) of the building(s) located at 1404 FRANCIS AVENUE, LAS VEGAS, NEVADA, legally described as HUNTRIDGE SUB TR3, LOT 11, BLK 11, you are hereby given notice that the Director of the Department of Building and Safety has determined that the aforementioned building is substandard. Said building is dangerous under Section 202 of the Uniform Housing Code because of the following conditions:

Reference Publication:

Uniform Housing Code (UHC), 1985 Edition
Uniform Building Code (UBC), 1985 Edition
Uniform Plumbing Code (UPC), 1985 Edition
Uniform Mechanical Code (UMC), 1985 Edition
National Electrical Code (NEC), 1987 Edition

EXTERIOR:

1. *Sec. 1001 (h) 4 UHC Repair/replace deteriorated wood siding rear of building.
2. *Sec. 1001 (h) 4 UHC
Chapter 32 UBC Repair or replace deteriorated roof covering.
3. Sec. 601 (b) UHC Replace broken/missing asbestos shingles on walls.
4. *Sec. 1001 (f) UHC
Sec. 1007 (e) UPC Install a drain line from the T&P valve on the water heater to meet the following requirements:

Relief valves located inside a building shall be provided with a drain, not smaller than the relief valve outlet, of galvanized steel or hard drawn copper piping and fittings and shall extend from the valve to the outside of the building with the end of the pipe not more than two (2) feet (.6 m) nor less than six (6) inches (152.4 mm) above the ground and pointing downward. Such drain may terminate at other approved locations. No part of such drain pipe shall be trapped and the terminal end of the drain pipe shall not be threaded.
5. *Sec. 1001 (e) UHC
Art. 300-4 NEC Where subject to physical damage, conductors shall be adequately protected. Provide protection against physical damage for the electrical wiring to the water heater.
6. Sec. 701 (b) UHC
Art. 240-54 NEC All 15 and 20 ampere circuits shall have the proper type S nonremovable adapter installed in the fuseholder.
7. *Sec. 701 (b) UHC
Art. 110-14 (a) NEC Service Panel: There are two conductors terminated on the circuit breaker where only one is allowed. Remove one of the conductors.
8. *Sec. 701 (b) UHC
Art. 384-27 NEC All neutral conductors downstream from the first overcurrent device or disconnecting means shall have all neutral terminal bars isolated from metal enclosures.
9. Consider installing a ground fault circuit-interrupter (GFCI) as a supplementary circuit breaker to automatically disconnect power to electrical outlets where electrical tools or hand held appliances may be used (outdoors, in kitchens and bathrooms). The GFCI is designed to prevent serious shock hazards from faulty electrical equipment.

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EXT: CONT.:

10. Sec. 701 (b) UHC
Art. 220 NEC Provide load calculation to the supervisor of electrical inspections.
11. *Sec. 601 (a) UHC
Sec. 1304 UMC An evaporative cooler supported by the building structure shall be installed on a substantial level base and shall be secured directly or indirectly to the building structure by suitable means to prevent displacement of the cooler. Repair or replace the base to meet the aforementioned conditions.
12. *Sec. 701 (b) UHC One of the subpanels has no provision for a weather tight cover. Replace panel.
13. Sec. 1001 (b) 12 UHC The interior and exterior of the building shall be maintained free from insect, vermin and rodent infestation. The extermination processes shall not be injurious to human health.
14. Sec. 1001 (b) 13 UHC Door(s) and associated hardware shall be in good repair and the locking device capable of properly securing the door.
15. The following is offered as a safety recommendation. The temperature and pressure (T & P) relief valve on the water heater should be manually operated by lifting the test lever on a regular basis to insure it is capable of discharging water. Drain line termination point should be visible to observe the discharge.

KITCHEN:

16. *Sec. 1001 (e) UHC Remove and replace laundry dryer circuit and reinstall to meet the requirements of the NEC.
17. *Sec. 1001 (f) UHC The clothes washer stand pipe is not trapped. Provide trap.

BATHROOM:

18. Sec. 701 (a) UHC Replace missing ceiling heating device.

INTERIOR: REAR BEDROOM WITH OUTSIDE ENTRANCE DOOR:

19. *Sec. 1001 (c) UHC Replace water damaged ceiling and wall.

INT: ALL BASEBOARD ELECTRIC HEATERS:

20. *Sec. 701 (b) UHC Remove unauthorized circuits and replace with circuits that meet the requirements of the NEC.

INT: WEST BEDROOM: SUBPANEL:

21. Sec. 701 (b) UHC
Art. 110-14 (a) NEC There are two conductors terminated on the circuit breaker where only one is allowed. Remove one of the conductors.

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INTERIOR:

22. Sec. 1001 (b) 13 UHC
Sec. 1210 UBC

Installation of smoke detectors is required. Detectors shall be located in accordance with approved manufacturer's instructions.

23. *Sec. 701 (a) UHC
Sec. 1211 UBC

The heating facilities are not capable of maintaining a room temperature of seventy (70) degrees fahrenheit at a point three (3) feet above the floor in all habitable rooms. Provide required heating facilities.

24. Sec. 504 (a) UHC
Sec. 1205 (a) UBC

All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings. Other than a fixed window reword windows to openable condition. Windows shall be capable of being held in position by window hardware.

Because of these conditions, the Director of the Department of Building and Safety hereby orders **PAUL J. WILMORE & LISA E. Worrall**, record owner(s) of the building(s), to:

1. Cause the following permits to be taken out by a licensed contractor on or before JANUARY 15, 1988 : ELECTRICAL: PLUMBING: ROOFING: (Only starred (*) items require a licensed contractor.).
2. Make the aforementioned repairs by JANUARY 29, 1988. Contact the City of Las Vegas Housing Code Enforcement Section at 386-6615 when work is completed.
3. If any building declared substandard under this ordinance and ordered to be repaired by the Building Official has been vacated by the owner(s) to effect such repairs, a Certificate of Occupancy shall be obtained by the owner(s) upon completion of the repairs or prior to reoccupancy.

If these orders are not complied with, you are hereby given notice that the Director of the Department of Building and Safety may order the building vacated and posted to prevent further occupancy until the work is completed and may proceed to cause the work to be done or safely secure the structure, and charge the costs thereof against the property or its owner.

As the property owner(s), you will be responsible for all costs incurred. You will be responsible for all costs incurred. You will be notified of a public hearing to be conducted by the City Council to review the costs, and their decision shall be final and conclusive. Upon approval of the costs by the City Council, a Lien of Assessment shall be filed with the County Recorder, certified copies of the lien given to the County Treasurer, and the amount of the Lien of Assessment shall then be collected at the same time and in the same manner as ordinary property taxes. All laws applicable to the levy, collection, and enforcement of property taxes shall be applicable to such assessment.

Moreover, you are hereby given notice:

1. That any person having record title or legal interest in the building may appeal from this Notice and Order or any action of the Director of the Department of Building and Safety to the Board of Zoning Adjustment of the City of Las Vegas, provided the appeal is made in writing as provided in the Uniform Housing Code and filed with the Director of the Department of Building and Safety within ten (10) days from the date of service of this Notice and Order; and

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2. That this Notice and Order or a copy thereof be presented to the Department of Building and Safety when purchasing permit(s).
3. That failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this 18th day of December, 1987.

BY ORDER OF:



JOHN E. TUCKER, BUILDING OFFICIAL, DIRECTOR,
DEPARTMENT OF BUILDING AND SAFETY

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