

A+B

• 223 Cincinnati

C&D 227 Cincinnati

Debbie Ingram 8/28/89

NOTICE AND ORDER TO MAKE REPAIRS

FILE COPY
8-25-89

TO: A.B.F. INC.
1001 E. BONANZA ROAD, LAS VEGAS, NV. 89101

As record owner(s) of the building(s) located at 200 W. SAHARA AVENUE, (AKA 223 W. CINCINNATI AVENUE), LAS VEGAS, NEVADA, legally described as MEADOWS ADD LOTS 1-18, BLK 9 & VAC ALLEY, 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 condition:

Reference Publication:

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

EXTERIOR:

1. Sec. 601 (a) UHC
Chapter 33 UBC

Repair stairway and handrails to approved structural design requirements.

2. 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.

3. Sec. 601 (b) UHC

Windows and doors shall be weather tight. Weather stripping shall be used as required to exclude wind or rain from the interior of the building.

4. 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.

5. 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.

6. Sec. 1001 (e) UHC

Electrical receptacles used for the evaporative cooler shall be the exterior type.

STORAGE ROOMS:

7. *Sec. 1001 (e) UHC

All abandoned electrical circuits shall be replaced.

**NOTICE & ORDER TO MAKE REPAIRS
200 W. SAHARA AVENUE, (AKA 223 W.
CINCINNATI AVENUE), CONT:**

PAGE 2

EXTERIOR CONT:

STORAGE ROOMS CONT:

8. Sec. 601 (b) UHC

Repair all cracks in block walls.

9. 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 rework windows to openable condition. Windows shall be capable of being held in position by window hardware.

INTERIOR:

ALL HABITABLE ROOMS:

10. Sec. 701 (g) UHC

Replace missing access panels on the water heater.

11. *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.

12. *Sec. 1001 (e) UHC
Art. 240-53 NEC

All 15 and 20 ampere circuits shall have the proper type S nonremovable adapter installed in the fuseholder.

13. Sec. 1001 (e) UHC
Art. 370-15 NEC

Each electrical outlet box shall have a cover or faceplate. Replace missing covers faceplates.

14. *Sec. 1001 (e) UHC
Art. 384-27 NEC

All neutral busses downstream from the main service shall be isolated.

15.

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.

NOTICE & ORDER TO MAKE REPAIRS
200 W. SAHARA AVENUE, (AKA 223 W.
CINCINNATI AVENUE), CONT:

PAGE 3

INTERIOR CONT:

ALL HABITABLE ROOMS CONT:

16. Sec. 1001 (m) 13 UHC
Sec. 1210 UBC

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

17. *Sec. 1001 (f) UHC
Sec. 1007 (e) UPC

Install a drain line from the T & P relief 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 fitting and shall extend from the valve to the outside of the building with the end of the pipe not more than two (2) feet (.6m) nor less than six (6) inches (152.4mm) 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.

18. *Sec. 1001 (f) UHC
Sec. 1007 (g) UPC

The combination temperature and pressure relief valve is installed on the water heater incorrectly. The correct installation is one where the temperature sensing element is immersed in the tank water within the top 6" of the tank. Side or top tapping.

19.

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.

20. *Sec. 701 (a) UHC

All habitable rooms shall be provided with heating facilities capable of maintaining a room temperature of 70°F. at a point three (3) feet above the floor. Such facilities shall be installed and maintained in a safe condition and in accordance with Chapter 37 of the Building Code, the Mechanical Code and all other applicable laws. All heating devices or appliances shall be of an approved type.

Debbie Ingram 8/28/89

NOTICE & ORDER TO MAKE REPAIRS
200 W. SAHARA AVENUE, (AKA 223 W.
CINCINNATI AVENUE), CONT:

PAGE 4

INTERIOR CONT:

ENTIRE BUILDING. EXTERIO - INTERIOR:

21. *Sec. 1001 (e) UHC

All electrical circuits shall be inspected per the requirement for electrical installations of Article 110 NEC. Circuits failing the inspection shall be replaced.

KITCHEN:

22. *Sec. 505 (c) UHC

Every kitchen where an electrical or gas range is installed must be maintained in a safe, sanitary working condition.

All insanitary sinks and counter tops shall be replaced.

All insanitary floor coverings shall be replaced.

ALL BATHROOMS:

23. *Sec. 505 (c) UHC

All sanitary facilities shall be installed and maintained in a safe and sanitary condition in accordance with applicable requirements of the UPC.

All water closets shall be secured to the flooring with the proper devices.

All deteriorated shower walls shall be replaced.

All insanitary tubs shall be replaced.

All insanitary lavatories shall be replaced.

All insanitary floor coverings shall be replaced.

Deddi Ingram 8/28/89

**NOTICE & ORDER TO MAKE REPAIRS
200 W. SAHARA AVENUE, (AKA 223 W.
CINCINNATI AVENUE), CONT:**

PAGE 5

Because of these conditions, the Director of the Department of Building and Safety hereby orders **A. B. F. INC.**, record owner(s) of the building, to:

1. Cause the following permits to be taken out by a licensed contractor on or before **SEPTEMBER 20, 1989** : **ELECTRICAL: PLUMBING: REMODEL:** (Only starred (*) items require a licensed contractor.)
2. Make the aforementioned repairs by **OCTOBER 16, 1989** . . . Contact the City of Las Vegas Central Action Office, in the Building & Safety Department 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 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 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 City Council 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
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 *25th* day of *August*, 1989.

BY ORDER OF:

Sam Bowler
SAM BOWLER, CHIEF
CENTRAL ACTION OFFICE
DEPARTMENT OF BUILDING & SAFETY

SB/cl

Bridget Bubington Butler 4-12-90

OWNER	ASF Realty	ADDRESS	223 Cincinnati
DATE	1-6-89	GEN. CONT.	Save Ent.
TYPE OF STRUCTURE	re-roof	PERMIT No.	10394
LEGAL DESCRIPTION		LOG No.	AREA No.
APPROVED FOR OCCUPANCY & METER			
BUILDING		MECHANICAL	
Location & Footing		Plumbing Cont.	
Concrete Slab Floor		Permit No.	Date
Fireplace Footing		Htg./Vt./A.C. Cont.	
Chimney Steel		Permit No.	Date
Vert. Steel Reinf.		Sewer Cont.	
Horiz. Steel Reinf.		Permit No.	Date
Framing		Rough Soil	
Ext. Lath		Rough Water	
Roof Sheathing		Top Out	
Ext. Brown		Rough Gas	
Insulation		A/C Rough Duct	
Drywall		Final Plumbing	
Final Building		Final Gas	
Appl. to Occu.		Final Air Cond.	
ELECTRICAL		Final Sewer	
Temp. Pole cont.		REMARKS	
Permit No.	Date		
Inspection	Date		
Electrical Cont.			
Permit No.	Date		
Rough		PLEASE NOTE ADDITIONAL REMARKS ON REVERSE SIDE	
Final Electrical		DEPT. OF BLDG. & SAFETY CITY OF LAS VEGAS REV. 02-3-29	
Temporary Service			

Bridget Bibbington Butler 4-12-90

OWNER	ASF Realty	ADDRESS	227 Cincinnati ⁹²
DATE	1-6-89	GEN. CONT.	Save Ent.
TYPE OF STRUCTURE	re-roof	PERMIT No.	10395
LEGAL DESCRIPTION		LOG No.	AREA No.
APPROVED FOR OCCUPANCY & METER			
BUILDING		MECHANICAL	
Location & Footing		Plumbing Cont.	
Concrete Slab Floor		Permit No.	Date
Fireplace Footing		Htg./VR/A.C. Cont.	
Chimney Steel		Permit No.	Date
Vert. Steel Reinf.		Sewer Cont.	
Horiz. Steel Reinf.		Permit No.	Date
Framing		Rough Soil	
Ext. Lath		Rough Water	
Roof Sheathing		Tap Out	
Ext. Brown		Rough Gas	
Insulation		A/C Rough Duct	
Drywall		Final Plumbing	
Final Building		Final Gas	
App'l. for Occu.		Final Air Cond.	
ELECTRICAL		Final Sewer	
Temp. Pole cont.		REMARKS	
Permit No.	Date		
Inspection	Date		
Electrical Cont.			
Permit No.	Date		
Rough		PLEASE NOTE ADDITIONAL REMARKS ON REVERSE SIDE	
Final Electrical		DEPT. OF BLDG. & SAFETY	
Temporary		CITY OF LAS VEGAS	
		REV. 82-3-28	