

200 W. Sahara

FILE COPY

**NOTICE AND ORDER TO MAKE REPAIRS**

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

As record owner(s) of the building(s) located at 200 W. SAHARA AVENUE (aka 219 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

This Notice and Order to make certain repairs pertains only to Apartment #B. The remaining apartments at this address will be inspected for code compliance in the month of May-1989. The Department of Building and Safety is currently conducting Uniform Housing Code Inspections in the area.

**EXTERIOR:**

**APARTMENT #B:**

- 1. 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.

- 2. 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.

- 3. 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.

- 4. 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.

- 5. 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.

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APARTMENT #B CONT:

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INTERIOR:

SOUTH BEDROOM:

6. Sec. 601 (a) UHC Replace deteriorated door and frame.
7. Sec. 1001 (c) UHC Repair (close) openings in the wall adjacent to the door frame.
8. Sec. 1001 (c) UHC Repair 6" x 8" hole in the wall,
9. \*Sec. 701 (a) UHC  
Sec. 706 (i) UHC The unauthorized gas fired wall furnace is being used to supply conditioned air to apartment #B bedroom and a studio apartment. Circulating air from one dwelling unit shall not be discharged into another dwelling unit through the heating system. Relocate existing gas furnace.

HALLWAY:

10. \*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. No discharge line on the T & P valve. Install a discharge line on the T & P valve to meet the following requirements.
11. Sec. 1001 (c) 4 UHC Repair (close) 3' x 4' opening in the wall adjacent 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. 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.

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AVENUE) APARTMENT #B CONT:

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INTERIOR CONT:

HALLWAY: CONT:

14. \*Sec. 1001 (e) UHC  
Art. 110-14 NEC

There are two conductors terminated on the circuit breaker where only one is allowed. Remove one of the conductors.

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

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

KITCHEN:

16. Sec. 505 (c) UHC

Every kitchen where an electrical or gas range is installed must be maintained in a safe, sanitary working condition. Repair or replace the inoperable large heating element on the electric range.

17. Sec. 1001 (b) 13 UHC

Repair or replace inoperative ceiling exhaust fan.

BATHROOM:

18. Sec. 1001 (b) 13 UHC

Provide caulk tub to wall on shower wall.

19. Sec. 1001 (b) 13 UHC

Close openings in shower wall around the faucet control openings.

20. Sec. 1001 (c) 4 UHC

Repair (close) opening in the wall adjacent to the water closet.

21. Sec. 1001 (c) 4 UHC

Repair deteriorated wall adjacent to lavatory and tub.

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 MAY 19, 1989: ELECTRICAL: PLUMBING: REMODEL: (Only starred (\*) items require a licensed contractor.)
2. Make the aforementioned repairs by MAY 30, 1989. Contact the City of Las Vegas Central Action Office, in the Building & Safety Department at 386-6615 when work is completed.

Debbie Ingham 5-11-89

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AVENUE) APARTMENT #B CONT.

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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 8<sup>th</sup> day of May, 1989.

BY ORDER OF:

  
SAM BOWLER, CHIEF  
CENTRAL ACTION OFFICE  
DEPARTMENT OF BUILDING AND SAFETY

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