

232 S. 8th

Debbie Ingram 11-12-87

NOTICE AND ORDER TO MAKE REPAIRS

TO: EIGHTH & BRIDGER PPTYS
C/O J. THORNDAL, P. O: DRAWER 2070
1100 E. BRIDGER AVENUE, LAS VEGAS, NEVADA 89125

File Copy

As record owner of the building(s) located at 232 SOUTH 8TH STREET, LAS VEGAS, NEVADA, legally described as WARDIE ADD, LOT 8,9, BLOCK 7, 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 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) 1 UHC Replace all broken window glass.
2. Sec. 1001 (b) 13 UHC Remove all trash/debris from crawl space under flooring.
3. Sec. 1001 (b) 13 UHC Screen foundation ventilation openings.
4. Sec. 601 (b) UHC Repair all holes in stucco walls. Restucco and seal all cracks.
5. Sec. 601 (a) UHC
Sec. 1304 UHC 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.
6. 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.
7. Sec. 1001 (f) UHC Repair leaking evaporative cooler.
8. *Sec. 1001 (h) 4 UHC
Chapter 32 UHC Repair or replace deteriorated roof covering.

INTERIOR:

9. Chapter 5 UHC - Zoning Regulations 19.04.640 The configuration of the building with two sleeping rooms, baths and attached dwelling unit rented to other than a family is illegal. Make required changes to conform to the intent of a single family dwelling.
10. Sec. 1001 (b) 13 UHC
Sec. 1210 UHC Installation of smoke detectors is required. Detectors shall be located in accordance with approved manufacturer's instructions.
11. Sec. 701 (e) UHC
Sec. 1211 UHC The heating facilities are inoperative. Repair or replace the facilities to meet the following requirements:
The heating facilities shall be capable of maintaining a room temperature of seventy(70) degrees fahrenheit at a point three feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition and in accordance with all applicable laws.
12. Sec. 504 (a) UHC
Sec. 1205 (a) UHC All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings. Other than a fixed window or window to operable

INTERIOR: CONT:

- 13. Sec. 1001 (f) UHC Repair or replace all leaking faucets.
- 14. *Sec. 701 (b) UHC All inoperable electrical receptacles shall be replaced.
- 15. *Sec. 701 (b) UHC
Art. 210 NEC Provide load calculations to the supervisor of electrical inspectors.
- 16. 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.
- 17. Sec. 1001 (e) UHC
Art. 370-15 NEC. Each electrical outlet box shall have a cover or faceplate. Replace missing covers faceplates.
- 18. 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.
- 19. 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.
- 20. Sec. 701 (b) UHC
Art 384-3 (c) 384-27 NEC The main disconnect panelboard shall be grounded with a separate equipment grounding conductor.
- 21. 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.

BATHROOM:

- 22. Sec. 401 UHC
Sec. 1001 (b) 5 UHC Lavatory: Provide cold water.
- 23. Sec. 1001 (b) 5 UHC Shower: Provide hot water and repair broken tile.
- 24. *Sec. 701 (a) UHC Repair wall mounted electric heater.

KITCHEN:

- 25. *Sec. 1001 (c) 3 UHC. Replace deteriorated flooring.
- 26. Sec. 701 (a) UHC Repair or replace wall mounted electric heater.
- 27. Sec. 1001 (b) 13 UHC Provide caulking sink basin to counter top.
- 28. Sec. 701 (e) UHC Replace missing cooling facilities gas or electric range.
- 29. *Sec. 1001 (f) UHC
Sec. 1001 (e) UPG 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 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 (6m) inches (152.4mm) above the

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Notice and Order to Make Repairs, Cont.
232 South 8th Street

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KITCHEN: CONT:

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

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.

30. *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.

Because of these conditions, the Director of the Department of Building and Safety hereby orders owners of the building, to:

1. Cause the following permits to be taken out by a licensed contractor on or before **NOVEMBER 13, 1987**: ELECTRICAL, PLUMBING, REMODEL: (Only starred (*) items require a licensed contractor.)
2. Make the aforementioned repairs by **NOVEMBER 30, 1987**. 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 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 26th day of October, 1987.

BY ORDER OF:


JOHN E. TUCKER, DIRECTOR
DEPARTMENT OF BUILDING AND SAFETY

Donna Hresly 1-15-88

CITY OF LAS VEGAS, NEVADA

LOG NO. & AREA _____ DATE 1-11-88 CONST. VAL. \$ _____

DEPARTMENT OF BUILDING AND SAFETY
PHONE 388-6251

DEVELOPMENT PERMIT AND BUILDING PERMIT FOR: Commercial and Public Structures

ADDRESS OF CONSTRUCTION 232 SOUTH 8TH STREET

OWNER JOHN THORNDAL PHONE: 366-0622

CONTRACTOR ART GOLDSTROM ENTERPRISES

STATE LICENSE NO. 10795

CITY LICENSE NO. 07814

LOT(S) 8, 9 BLOCK 7 SUBDIVISION Hardie Blvd ZONE R-2

PROPOSED CONSTRUCTION: DEMOLITION

BUILDING PERMIT NO. 5735 ELECTRIC PERMIT NO. _____ PLUMBING PERMIT NO. _____ USE: _____ AIR COND. PERMIT NO. _____

ADD'L. PERMITS REQ'D.: Air Cond. Elec. Plumbing Signs Paving Fence Fire S.S. Off-Site P.

OCCUPANCY GROUP _____ CONSTRUCTION TYPE _____

MATERIALS OF CONSTRUCTION: Wood Frame Concrete Block Reinforced Concrete Steel Frame

SQUARE FEET OF FLOOR AREAS: 1st _____ 2nd _____ 3rd _____ Other _____ TOTAL SQ. FT. _____

ARCHITECT: _____ ENGINEER: _____ NO. of UNITS _____ NO. of STORIES _____

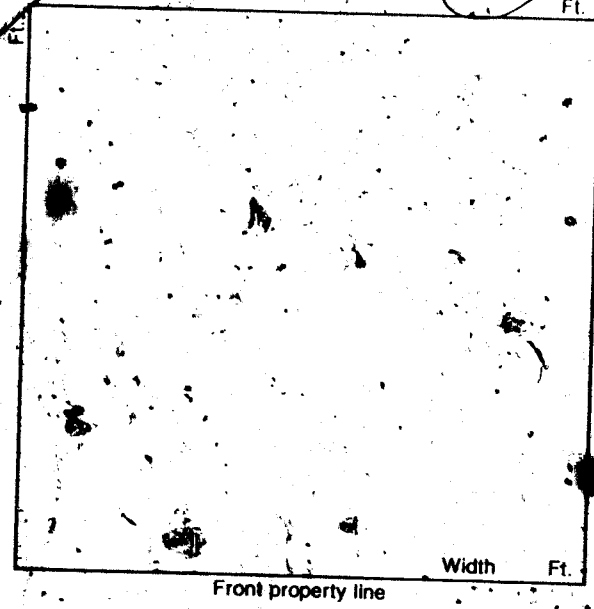
OTHER INSPECTIONS AND FEES

1. Inspections outside of normal business hours = \$30.00 per hour (minimum charge three hours)
2. Re-inspection fee during normal business hours assessed under provisions of TABLE 3-4 of the Uniform Building Code = \$30.00 each
3. Inspections during normal business hours for which no fee is specifically indicated = \$30.00 per hour (minimum charge one half hour)
4. Additional plan review required by changes, additions or revisions to approved plans = \$30.00 per hour (minimum charge two hours)

CONDITIONS OF THE PERMIT:

1. I agree to call the City Building Department for inspections before concrete is poured, before rough wiring, electrical, plumbing, framing is covered. Also for air conditioning, drywall and sheathing inspection.
2. I agree that when the job is completed that I will call for final inspection before occupancy.
3. I agree to perform all construction in accordance with City Ordinances and Building Codes.
4. The Contractor's signature below denotes authority from the owner to sign in his behalf and that the owner is aware of all requirements of this application and permit. Separate permits must be taken out for work outlined above this agreement.
5. I have read and understand the contents of this application and permit; hereby state that the information I have supplied on this application is true and correct.

Approval for the work under this permit will be given only after release and debris have been removed from job site and public right of way.



SIGNED _____ CONTRACTOR
ART GOLDSTROM ENTERPRISES
BY _____ AGENT/OWNER

SEWER CONNECTION
7114-3654

RECEIPT
 ***004**
 COMM 30.00
 CHECK 30.00
 5735A000 14:19

LICENSE DEPT. _____ DATE 1/11/88
PLANNING DEPT. _____ DATE _____

FIXTURES _____ X _____ 01/11/88

I hereby certify that I have reviewed this application and the proposed plans and have found that the proposed development meets the requirements of the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of this Development Permit.

FEE _____
PLAN REVIEW FEE _____

LAND DEVELOPMENT AND FLOOD CONTROL ENGINEER _____ DATE 1/11/88

2310-2401 PERMIT FEE _____

BUILDING DEPT. _____ DATE 1-11-88

TOT. FEES 30.00

PERMIT NO. _____
MUST BE MACHINE VALIDATED

Permit Expires 180 Days After Abandonment of Work

Debbie Ingram 10-19-88

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OWNER John Thorndal		ADDRESS 32 S. 8th St.	
DATE 1-12-88		GEN. CONTR. Art Goldstrom	
TYPE OF STRUCTURE DEMOLITION		PERMIT No. 5735	
LEGAL DESCRIPTION		LOG No.	ARE No.
APPROVED FOR OCCUPANCY & METER			
BUILDING		MECHANICAL	
Location & Footing		Plumbing Cont.	
Concrete Slab Floor		Permit No.	Date
Fireplace Footing		Htg. /Vl./A.C. Conf.	
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 <i>exp 10/17/88</i>		Final Gas	
Appr. 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 CITY OF LAS VEGAS REV. 82-3-29	
Temporary Service			