



June 15, 2021



Redwood Senior Living Santa Rosa
1727 Burbank Avenue
Santa Rosa CA 95407

NOTICE OF VIOLATION AT: 1727 Burbank Avenue

APN: 125-411-012

ZONE: R-1-6-SR

FILE NO. CE21-0452

An inspection of your property at 1727 Burbank Avenue on June 9, 2021 revealed the following violations of the Santa Rosa City Code (SRCC):

1. Sec. 18-20-506.1- Sanitary Drainage System – General – Failure to maintain proper connection to sewage drainage system. Per report from licensed plumbing contractor, multiple sewer lines under the dwelling structure are severed/leaking including the main sewer trunk line and every shower drain
2. Sec. 18-20-506.2 – Sanitary Drainage System - Maintenance – Failure to maintain sanitary sewer system free from obstructions, leaks and defects and secured with hangers
3. Sec. 18-20-504.3 Plumbing System Hazards – Failure to maintain plumbing system free from deteriorated, damaged, or defective piping
4. Sec. 18-20-607.1 Mechanical Duct Systems – General – Failure to maintain HVAC ducting system free from rodent intrusion and sewage vapors from leaking sewer drainage system under dwelling structure. Many air return vents in facility are dirty and need cleaning
5. Sec. 18-20-505.3 Supply – Failure to provide supply of water to plumbing fixtures and devices for residents. Well water system shut down after sewage leak reported and residents did not have water to enable the fixtures to function properly for approximately 12 days until the property was vacated by City Code Enforcement.
6. California Health and Safety Code 17920.3 – (a) Inadequate sanitation shall include, but not be limited to, the following: (1) Lack of improper water closet, lavatory, or

- bathtub or shower in a dwelling unit (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit (3) Lack of, or improper kitchen sink
7. Sec. 18-20.504.1 Plumbing Fixtures General – Failure to ensure all toilets are properly installed and not leaking
 8. Sec. 18-24.507.2 Seismic Provisions. Failure to strap water heater to resist earthquake motion
 9. Sec. 18-20.302.1 Sanitation. Failure to maintain all exterior property and premises free from discarded equipment, trash, lumber, debris, recyclables, etc.
 10. Sec. 18-20.605.1 Installation – Failure to maintain all electrical outlets securely and with covers. There is an extensive use of electrical power strips throughout the entire structure/facility and exposed electrical next to water heater
 11. Sec. 18-20.309.1 Infestation. Failure to keep all structures free from insect and rodent infestation as evidenced by rodent feces and insects throughout the property
 12. Sec. 18-20.704.2.1 Smoke Alarms. Failure to install and maintain single or multiple-station smoke alarms in all sleeping areas and hallways
 13. Sec. 18-20.302.7 Accessory Structures – Failure to maintain old chicken coops on property free from trash, debris, rodents, and bags of recyclables. Buildings are not maintained, and some have unpermitted electrical
 14. Sec. 18-20.304.2 Protective Treatment – Paint - Failure to maintain all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences in good condition
 15. Sec. 18-20.304.6 Exterior walls – Failure to keep exterior walls free from holes, breaks, loose and rotting materials
 16. Sec. 18-20.304.10 Stairways, decks, porches and balconies – Failure to maintain decks and stairways structurally sound. Decks have loose boards, rot and need protective treatment
 17. Sec. 18-20.304.14 Insect screens – Failure to provide all windows with proper fitting insect screens and many are damaged needing replacement
 18. Sec. 18-20-305.3 Interior surfaces – Failure to maintain all interior surfaces (including ceilings, walls, flooring, bath vanities, etc.) free from peeling, chipping and missing surfacing. Most every room has fire sprinklers with holes around base where installed into ceiling. Areas around wall heaters, flooring in staff housing needs repair. Some closets in resident rooms are broken. Heater register vents are rusted and need to be replaced



19. Sec. 18-20.404.4.4 Prohibited Occupancy – Failure to keep non-habitable spaces free of habitants. Found bed in room with water heater, must be vacated immediately
20. Sec. 18-20.404.5 Overcrowding. Failure to not overcrowd staff housing. Living room area housed four sets of bunkbeds, rear bedroom had similar overcrowding
21. Sec. 18-20.302.4 Weeds – Failure to keep plant growth in rear yard and in are of chicken coops in excess of 6 inches

Due to the immediate health and safety violations related to the raw sewage spill and lack of water, the property was noticed to vacate on June 9, 2021. Reoccupation will not be approved until the following violations are resolved and documentation provided to the City confirming compliance:

1. Septic systems and wells fall under Permit Sonoma jurisdiction for inspections and permitting. Both systems must be inspected by Permit Sonoma and documentation provided to City Code Enforcement of inspection results. Once both systems are functioning and pass Permit Sonoma inspection, all sanitary sewer and plumbing can be repaired or replaced under a City of Santa Rosa Building Permit.
2. The HVAC system was severed under the structure and had rodent and sewer gas intrusion into the structure. To ensure the safety of residents and staff, the entire HVAC must be inspected by a licensed mechanical contractor and or repaired/replaced where needed under a City of Santa Rosa Building Permit. Air quality related to the sewer spill vapors and rodent intrusion will need to be confirmed via hygienic testing provided by certified professionals. I will provide that information to you within a day or two of this notification.
3. All other violations will need to be resolved within 30 days of the date of this letter. Violations #10 and #13 will require a licensed electrical contractor to provide a report on the electrical system violations and #16 will required a licensed building contractor to make repairs.

Permit applications and submittal information are available at online using the Permit Portal at <https://citizen.srcity.org/CitizenAccess>. For an in-person appointment to speak with Building, Planning or Code Enforcement Staff please use the appointment queuing system at <https://SRCity.org/QLess> and follow the system prompts to schedule. For staff assistance in scheduling an appointment, please leave a voicemail at our appointment request line at (707) 543-4623. If you have any questions, please contact me at cschalich@srcity.org or (707) 543-3463. If I am not available to take your telephone call, please leave a voice mail message with

your name, address of violation, and a number where you can be reached. I look forward to the opportunity to assist you in bringing your property into compliance with the SRCC.

Your prompt attention and cooperation in this matter would be greatly appreciated.

A handwritten signature in blue ink, reading "Cindy Schlich". The signature is fluid and cursive, with the first name "Cindy" and last name "Schlich" clearly distinguishable.

Cindy Schlich
Senior Code Enforcement Officer
Planning and Economic Development

cc: File



Santa Rosa City Code (SRCC)

18-20.506.1 Sanitary Drainage System – General. Plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system

18-20.506.2 Sanitary Drainage System – Maintenance – Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects

18-20.504.3 Plumbing Systems and Fixtures – Plumbing system hazards – Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard

18-20.607.1 Mechanical Duct Systems – General – Duct systems shall be maintained free of obstructions and shall be capable of performing the required function

18-20.503.3 Water System – Supply – The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks

California Health and Safety Code 17920.3

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

- (1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- (3) Lack of, or improper kitchen sink.
- (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.

18-20.504.1 Plumbing Fixtures General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

18-24.507.2 Seismic Provisions. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.

18-20.302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

18-20.605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

18-20.309.1 Infestation. Failure to keep all structures free from insect and rodent infestation

18-20.704.2.1. Smoke Alarms. Single or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations: 1) on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2) In each room used for sleeping purposes. 3) IN each story within a dwelling unit, including basements and cellars but no including crawl spaces and uninhabitable attics. In dwelling sf dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

18-20.302.7 Accessory Structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

18-20.304.2 Protective Treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

18-20.304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

18-20.304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.



18-20.304.14 Insect screens. During the period from (date) to (date), every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

18-20-305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

18-20.404.4.4 Prohibited Occupancy. Kitchen and non-habitable spaces shall not be used for sleeping purposes.

18-20.404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5
MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		
For SI: 1 square foot = 0.093 m ² .			
a. See Section 404.5.2 for combined living room/dining room spaces.			
b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.			

18-20.302.4 Weeds. Failure to maintain exterior property free from weeds or plant growth in excess of four (4) inches