



February 10, 2022

Society of St. Vincent De Paul Dist Council of Sonoma  
PO Box 1095  
Rohnert Park Ca 94927

**NOTICE OF VIOLATION AT: 2400 Mendocino Ave**

APN: 180-230-001

ZONE: R-3-18/CG

FILE NO. CE18-0582

An inspection of your property at 2400 Mendocino Ave was performed on January 28<sup>th</sup>, 2022. The following violations were identified at that time:

**UNIT 1**

1. **SRCC Sec. 18-20.304.13.1 Glazing.** Window glazing in living room and bathroom show chipping and abrading material and reducing weather sealing.
2. **SRCC Sec. 18-20.304.13.2 Openable windows.** All windows need to be operational and easily openable. Kitchen window egress blocked by rebar.
3. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
4. **SRCC Sec. 18-20-305.3 Interior surfaces.** Per Environmental Report / Hygienist report dated 1/25/2022 Air Environmental determined normal spore count for indoor environments. You are directed to remove wall board/drywall and abate the mold/mildew infestation. (If the area exceeds one panel a written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure). Tile flooring in living room has broken pieces, light fixture in kitchen missing light bulb and covering.
5. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.
6. **SRCC Sec. 18-20.604.3 Electrical system hazard.** Oven in kitchen powered by extension cord hung by light fixture providing power to appliance from an outside source of power.
7. **SRCC Sec. 18-44.907.2.11.1 Single or Multiple-Station Smoke Alarms.** No smoke detector located in secondary bedroom located next to the kitchen.

### **UNIT 3**

1. **SRCC Sec. 18-20.607.1 Duct System.** Bathroom vent fan covered with a metal covering.
2. **SRCC Sec. 18-20.504.1 Plumbing Fixtures General.** Toilet tank lid in bathroom broken.
3. **SRCC Sec. 18-20.605.1 Electrical Equipment Installation.** Multiplug adapters used power appliances and fixtures in unit.
4. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.
5. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.

### **UNIT 10:**

1. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.
2. **SRCC Sec. 18-20.607.1 Duct System.** Vent fan hanging off ceiling.
3. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
4. **SRCC Sec. 18-20-305.3 Interior surfaces.** Light fixture by bathroom missing light bulb and cover. Leak under sink requiring maintenance.
5. **18-44.605.6 Unapproved conditions.** Open junction box located next to doorway.

### **UNIT 21:**

1. **SRCC Sec. 18-20-305.3 Interior surfaces.** Tile flooring in living room area cracked, walls showing settling lines that need to be repaired.
2. **SRCC Sec. 18-20.607.1 Duct System.** Ducting like system unfinished located in upper ceiling corner of bedroom.



3. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
4. **18-16.105.1 Building Permits Required.** Incomplete installation of shower – missing wall panel requiring building permits
5. **18-16.109.1 Building Inspections Required.** Building inspections required for repairs made to shower wall panel.

#### UNIT 39:

1. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
2. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.
3. **SRCC Sec. 18-44.305.1 Clearance from ignition sources.** Clothes and hangers on wall heater need to be removed to maintain clearance.
4. **SRCC Sec. 18-20.605.1 Electrical Equipment Installation.** Multiplug adapters in living room.

#### UNIT 41:

1. **SRCC Sec. 18-20.504.1 Plumbing Fixtures General.** Flex piping installed under sink, not approved material for plumbing.
2. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.

#### UNIT 40:

1. **SRCC Sec. 18-20.304.13 Window, Skylight and Door Frames.** Broken window located in living room. Door frame damaged.
2. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
3. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.

**UNIT 46:**

1. **SRCC Sec. 18-20.504.1 Plumbing Fixtures General.** Shower fixture in bathroom broken. A licensed plumber needs to look at repair or replacement.
2. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
3. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.

**UNIT 49:**

1. **SRCC Sec. 18-20.304.14 Insect screens.** Unit does not have insect screens located on any windows.
2. **SRCC Sec. 18-20.304.2 Protective Treatment.** Exterior of door damaged.
3. **SRCC Sec. 18-20.602.2 Heating Facilities.** Unit needs to have operable heater – space heater used is not an allowable permanent source of heat.
4. **SRCC Sec. 9-20.070 Prohibition of smoking in multifamily residences.** Resident smoking inside unit.
5. **SRCC Sec. 18-20-305.3 Interior surfaces.** Light fixture by bathroom missing light bulb and cover.

You are hereby requested to within **30 days** of the date of this letter:

1. Replace all window glazing throughout property with holes, cracks or missing pieces, missing insect screens
2. Inspect all smoke alarms and carbon monoxide detectors in all units and replace or install if broken or missing
3. You are directed to repair the heater in all occupied units immediately. You are further directed to provide a report detailing the units and repairs required to restore heat and apply for mechanical permit for the for the replacement of the heater where applicable.
4. Replace missing bulbs and cover exposed light fixtures
5. Repair door frames or replace. If replaced, permit required. Repair exterior of door on Unit 49.



6. Repair interior walls, doors and walking surfaces, apply protective coating throughout property.
7. Obtain all necessary permits and inspections for unit 21, 1,
8. Cease smoking inside residence. Smoking must be done in the designated smoking area located 25 feet from perimeter property lines abutting residential to minimize the impacts of outdoor smoking on adjacent property owners.

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 [mlackie@srcity.org](mailto:mlackie@srcity.org) or (707) 543-3329. 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 that reads "M. Lackie".

Megan Lackie  
Code Enforcement Officer  
Planning and Economic Development

cc: File

## Santa Rosa City Code (SRCC)

**18-20.304.13.1 Glazing.** All glazing materials shall be maintained free from cracks and holes.

**18-20.304.13.2 Openable windows.** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

**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 General – Interior Surfaces.** Failure to maintain Interior surfaces, including windows and doors 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.

**18-20.602.2 Heating Facilities.** Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated...cooking appliances shall not be used to provide space heating to meet the requirements of this section.

**18-20.604.3 Electrical system hazard.** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

**18-44.907.2.11.1 Single or Multiple-Station Smoke Alarms.** Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1: 1. In sleeping areas. 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit. 3. In each story within the sleeping unit, including basements. For sleeping 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.

**18-20.607.1 Duct System.** Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.



**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.

**18-16.605.6 Unapproved conditions.** Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes

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

**18-16.105.1 Building Permits Required.** A written construction permit shall be obtained from the enforcing agency prior to the erection, construction, reconstruction, installation, moving or alteration of any building or structure.

**18-16.109.1 Building Inspections Required.** Construction of work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved.

**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 water tight. 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.

**18-44.305.1 Clearance from ignition sources.** Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.

**9-20.070 Prohibition of smoking in multifamily residences.**

(A) Smoking is prohibited in any new unit of a multifamily residence.

(B) Except as otherwise expressly provided herein, beginning August 7, 2016, smoking is prohibited in any existing unit of a multifamily residence.

(C) Beginning on October 6, 2015, smoking is prohibited in all common areas, except that a person with legal control over a common area, such as a landlord or homeowners' association, may designate a portion of the common area as a designated smoking area provided that at all times the designated smoking area complies with subsection (D).

(D) A designated smoking area shall comply with the requirements of Section 9-20.030. In addition, designated smoking areas for multifamily residential properties shall be located at least 25 feet from all perimeter property lines abutting residential to minimize the impacts of outdoor smoking on adjacent property owners.

(E) No person with legal control over a common area in which smoking is prohibited by this chapter or other law shall knowingly permit the presence of ash trays, ash cans, or other receptacles designed for or primarily used for disposal of smoking waste within the area.

(F) Notwithstanding any other provision of this chapter, use of an electronic smoking device in a multifamily residence by a qualified medical cannabis patient as defined in California Health and Safety Code Section 11362.7 et seq., as amended, is not prohibited by this chapter.

(G) Notwithstanding any other provision of this chapter, use of electronic smoking devices is allowed in the outdoor common areas of attached multifamily residential developments provided that use of electronic smoking devices is prohibited: (1) within a reasonable distance from enclosed areas where smoking is prohibited, such as residential buildings; (2) within 25 feet of unenclosed recreational areas that are primarily used by children; and (3) within 25 feet of unenclosed areas that have improvements that facilitate physical activity including playgrounds, tennis courts, swimming pools, and sports fields. (Ord. 4044 § 1, 2015)