

# TABLE OF CONTENTS

## BOARD OF SUPERVISORS' MEETING

August 21, 2018

FILE NUMBER: CDEF 2015-006  
PROPERTY OWNER: Neng Mua  
TYPE OF APPLICATION: Recovery of Administrative Abatement  
Costs

Board Letter .....	1
Site Photos taken after completion of the abatement.....	3
Draft Resolution.....	4
Legal Description (Exhibit A of Draft Resolution) .....	6
Invoice for Physical Abatement (Exhibit B of Draft Resolution) .....	7
Invoice for Waste Disposal (Exhibit C of Draft Resolution).....	8
Invoice for Administrative Costs for Abatement (Exhibit D of Draft Resolution) .....	9
Hearing Officer Decision.....	10
Notice of Public Hearing .....	13
Notice to Property Owner and Declaration of Mailing and Posting.....	14
Vicinity Map.....	18
Instrument Number 2017-03678, abatement lien for the initial costs incurred by the County.....	19
Site Photo prior to Abatement .....	21
Uniform Code for the Abatement of Dangerous Buildings.....	22
Lassen County Code Chapter 12.25.....	41



County of Lassen  
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

August 10, 2018

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us)

website: [www.co.lassen.ca.us](http://www.co.lassen.ca.us)

TO: Board of Supervisors  
Agenda Date: August 21, 2018

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: *for* Maurice L. Anderson, Director *[Signature]*

SUBJECT: Public hearing to consider the recovery of administrative abatement costs for the abatement of a substandard dangerous structure located at 521-605 Raven Road Termo, CA (APN: 055-160-10); and with the recovery of abatement and administrative costs as provided in the Uniform Code for the Abatement of Dangerous Buildings and Chapter 12.25 of the Lassen County Code. This property is owned by Neng Mua. The associated code enforcement file number CDEF 2015-006. The abatement was executed due to the owner's failure to abate the substandard dangerous structure.

Action Requested

1. Conduct Public Hearing; and
2. Receive report from staff; and
3. Adopt a resolution directing staff to execute and record the lien on said property, with the Lassen County Recorder.

Summary

On August 7, 2017, Administrative Hearing Officer Jacob Zamora determined that a public nuisance did exist. Hearing Officer Zamora ordered the Director of Planning and Building Services to abate the public nuisance at the earliest date possible. Hearing Officer Zamora directed the Director of Planning and Building Services to record an abatement lien to recover the costs incurred by Lassen County to that point. Said lien was recorded on August 29, 2017, as Instrument Number 2017-03678 in the amount of \$467.55.

Abatement Warrant Number 18-06 was obtained from the Lassen County Superior Court on June 19, 2018, to execute the Hearing Officer's abatement order (a copy of said warrant and the return are attached. Said warrant was then executed between June 25, 2018, and June 27, 2018. The abatement was completed by Pee Wee Enterprises in full on June 27, 2018. Photos of the completed abatement are enclosed. This packet also contains photographs taken prior to the abatement.

As stated above, the abatement has now been completed in full, and a resolution directing recordation of an amendment to the lien is enclosed for consideration by the Board. This hearing is to determine if said amendment will be recorded to recover the full cost of abatement incurred by Lassen County, in accordance with the procedure detailed in Chapter 9 of the Uniform Code for the Abatement of Dangerous buildings and Lassen County Code Chapter 12.25 (UCADB; attached).

Financial Impact

As stated above, a proposed resolution is attached which orders the recordation of a lien to recover the full costs to Lassen County to execute the ordered abatement. As authorized by the Government Code Section 25845, Chapter 9 of the UCADB and Lassen County Code Chapter 12.25, Lassen County is

empowered to recover the costs through recordation of a lien. The proposed resolution orders the recordation of a lien for \$13,366.21. In summary, this cost is broken down as follows:

- \$10,500.00 paid to Pee Wee Enterprises for execution of the abatement (See Exhibit B of the resolution, which is an invoice from Pee Wee Enterprises).
- \$1,174.07 paid to Lassen Regional Solid Waste Management Authority for waste disposal charges (see Exhibit C of the resolution which is an invoice from Lassen Regional Solid Waste Management Authority).
- \$1,692.14 in additional administrative and physical costs (Staff time, mileage, etc.) are reflected in Exhibit D of the resolution.
- \$467.55 would be included in the lien to reflect the costs detailed in the original lien (recorded prior to the abatement, as ordered by the Hearing Officer).

MLA:jsc







**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION  
DECLARING ASSESSMENT OF COST**

**WHEREAS**, Assessor's Parcel Number: 055-160-10 (as described in Exhibit A) is a parcel owned by Neng Mua located at 521-605 Raven Road, Termo, California; and

**WHEREAS**, on August 7, 2017, the Administrative Hearing Officer for Lassen County conducted a noticed administrative hearing whereat evidence was presented regarding a public nuisance at said property; and

**WHEREAS**, on August 7, 2017, the Administrative Hearing Officer ordered the execution of abatement of a "Public Nuisance" at the above referenced property; and

**WHEREAS**, Administrative Hearing Officer's decision also directed that an abatement lien be recorded to recover the costs incurred by Lassen County to that point (\$467.55); and

**WHEREAS**, Administrative Hearing Officer's decision further directed staff to present an amendment of the lien to the Board for consideration at a future public hearing, once the abatement had been fully completed; and

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. That the forgoing recitals are true and correct.
2. That notice of the hearing has been given as required by County Code Chapter 1.18 et seq (Abatement of Civil Nuisances).
3. That the sum of \$467.55 as administrative costs of abatement has been assessed against Assessor's Parcel Number: 055-160-10 as Instrument Number 2017-03678. No part of said lien has been satisfied.
4. That the Public Works Department, through contract with Pee Wee Enterprises completed the abatement on June 27, 2018, and an invoice (Exhibit B) for the physical costs of the abatement in the amount of \$10,500.00, additional waste disposal charges of \$1,174.07 (Exhibit C) and administrative costs (Exhibit D) \$1,692.14 for a total of \$13,366.21.
5. That it is found and ordered that recorded lien (Instrument Number 2017-03678) assessed against Parcel Number: 055-160-10 as more particularly described in Exhibit "A", shall be amended to the sum of \$13,833.76, which incorporates the total physical and administrative costs incurred by the abatement.

RESOLUTION NO. \_\_\_\_\_

6. Notice of this resolution shall be given to Neng Mua as follows:
1. First class mail.
  2. Certified mail
  3. Posting this resolution on the property.

The forgoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 21st day of August 2018, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of Lassen, State of California

ATTEST:  
JULIE BUSTAMANTE  
Clerk of the Board

BY \_\_\_\_\_  
MICHELE YDERRAGA, Deputy Clerk of the Board

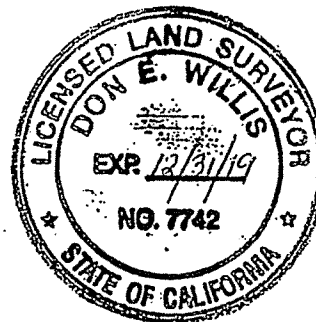
I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Deputy Clerk of the County of Lassen Board of Supervisors

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that certain real property situated in a portion of Section 12, Township 34 North, Range 12 East, Mount Diablo Base and Meridian, in the unincorporated territory of Lassen County, California, more particularly described as follows:

Lot 655 as shown on that certain map entitled "Moon Valley Ranch Unit No. 3", filed February 9, 1970 in the Office of the Lassen County Recorder in Book 7 of Maps at Page 45.



*Don E. Willis*



EXHIBIT "B"



PEE WEE ENTERPRISES  
701-315 RICHMOND ROAD  
SUSANVILLE, CA 96130  
PHONE 257-4644

Ok to pay  
Pete

OK  
MAM

# Invoice

DATE	INVOICE #
6/27/18	18062701

**BILL TO:**

Lassen County Road Dept.  
707 Nevada Street Suite 4  
Susanville, CA 96130

RECEIVED

JUN 27 2018

Lassen County Department of  
Planning and Building Services

P.O. NUMBER

TERMS

PROJECT

QUANTITY

DESCRIPTION

RATE

AMOUNT

Job Location: Raven Road, Termo, CA.

Equipment & labor to Demo and remove Mobile,  
size approx. 12' x 60'. Clean work area  
with machine and hand rake as needed.

**Note:**

1. Includes clean up and haul away of  
boards, fence, pvc pipe, black plastic,  
totes from remains of abandoned garden  
area approx. 100' x 100'.
2. This was an additional area away from  
Mobile work area.

Payment due upon receipt 1 1/2% will be added  
to past due accounts plus any and all  
collection costs.

Thank you for your business.

**TOTAL** \$ 10,500.00

# EXHIBIT "C"



## Lassen Regional Solid Waste Management Authority

### Invoice

Account#	Date	Invoice#
0181	6/30/18	1075
Remit payment to: 170 Russell Ave. Suite X Susanville, CA 96130		Due Date 7/31/18

Billing Address
Lassen County Buildings & Grounds 707 Nevada St Suite 4 Susanville, CA 96130

Tran #	Date	Site	Description	Amount
72026	06-26-18	BH	42-Mixed Demolition	\$335.89
72037	06-26-18	BH	42-Mixed Demolition	\$138.47
72173	06-26-18	BH	42-Mixed Demolition	\$411.57
72180	06-26-18	BH	999-Special Fee Only	\$90.00
72339	06-28-18	BH	42-Mixed Demolition	\$198.14

Note

Original Amount
\$ 1,174.07
Amount Due
\$ 1,174.07

# EXHIBIT "D"

## Administrative and Physical Costs of Abatement

Owner: MUA, NENG

Property Address: 521-605 Raven Road

Print Date: 07/12/2018

APN: 055-160-10-11

Case Number: CDEF2015-006

Labor Date	Employee Name	Work Performed	Time/mileage	Rate	Total
08/08/2017	Robert Steen	NOTICE OF HEARING OFFICER DECISION LETTER	2.00	29.35	58.70
08/08/2017	Mileage rate	NOTICE OF HEARING OFFICER DECISION LETTER	118.00	0.54	63.13
08/29/2017	Kelley Hinman	NOTICE OF LIEN	0.25	33.89	8.47
08/29/2017	Gaylon Norwood	NOTICE OF LIEN	1.00	48.10	48.10
08/29/2017	Maurice Anderson	NOTICE OF LIEN	0.25	65.16	16.29
08/29/2017	Brooke Suarez	NOTICE OF LIEN	0.25	31.00	7.75
08/29/2017	USPS	NOTICE OF LIEN	1.00	7.14	7.14
09/05/2017	Nancy Summers	NOTICE OF HEARING OFFICER DECISION LETTER	0.25	35.48	8.87
09/05/2017	USPS	NOTICE OF HEARING OFFICER DECISION LETTER	1.00	7.14	7.14
06/18/2018	Jeanette Childress	ABATEMENT WARRANT	1.00	27.70	27.70
06/19/2018	Maurice Anderson	ABATEMENT WARRANT	0.50	65.16	32.58
06/20/2018	Kelley Hinman	ABATEMENT WARRANT	0.25	33.89	8.47
06/20/2018	Kelley Hinman	NOTICE OF ABATEMENT	0.25	33.89	8.47
06/20/2018	USPS	NOTICE OF ABATEMENT	1.00	7.14	7.14
06/20/2018	Gaylon Norwood	NOTICE OF ABATEMENT	0.75	48.10	36.08
06/25/2018	Robert Steen	ABATEMENT	11.00	29.35	322.85
06/25/2018	Mileage rate	ABATEMENT	118.00	0.54	63.13
06/25/2018	Pete Heimbigner	ABATEMENT	3.00	71.58	214.74
06/25/2018	Mileage rate	ABATEMENT	118.00	0.54	63.13
06/26/2018	Robert Steen	ABATEMENT	8.00	29.35	234.80
06/26/2018	Mileage rate	ABATEMENT	118.00	0.54	63.13
06/27/2018	Robert Steen	ABATEMENT	7.00	29.35	205.45
06/27/2018	Mileage rate	ABATEMENT	118.00	0.54	63.13
06/29/2018	Robert Steen	ABATEMENT WARRANT RETURN	1.00	29.35	29.35
07/11/2018	Jeanette Childress	NOTICE OF PUBLIC HEARING/NOTICE ON HEARING OF ACCT	2.00	27.70	55.40
07/12/2018	Brooke Suarez	COST RECOVERY PROCESS	1.00	31.00	31.00

Total \$ 1,692.14



**Decision of Administrative Hearing Officer**  
**ABATEMENT OF CIVIL NUISANCE ORDINANCE**  
**(Lassen County Code Chapter 1.18)**

**CDEF 2015-006 Neng Mua**  
**DATE OF DECISION 8-7-17**  
(Must be within 30 days of administrative hearing)

Property Owner Name and last known address: Occupant:  
**Neng Mua** **none**  
**1553 East Mesa Ave**  
**Fresno Ca. 93710**

Site Address: Assessor's Parcel Number:  
**521-605 Raven Road** **055-160-10**  
**Terme Ca. 96132**

Hearing Officer: Date of Administrative Hearing  
**Jacob Zamora** **August 7, 2017**

---

This matter was called for administrative hearing on the above date at 0830 a.m. at 221 Roop St., Susanville, Ca. 96130 in the administrative conference room.

Present for the County was:

- ☒ Robert Burns, County Counsel.
- ☒ Maury Anderson, Director of Planning and Building Services.
- ☒ Rob Steen, Code Enforcement Officer.
- ☐ Gaylon Norwood, Assistant Director of Planning and Building Services.
- ☐ Other \_\_\_\_\_

Whereas, the enforcing officer scheduled an Administrative hearing on August 7, 2017, giving the owner(s) and/or occupant(s) of the Premises an opportunity to present evidence and elicit testimony to contest an abatement order and cost imposed. The owner(s) and/or occupant(s):

- ☒ Failed to appear at the Administrative hearing and exhaust administrative remedies.
- ☐ The following person(s) appeared on his/her/their behalf before this Hearing Officer: \_\_\_\_\_
- ☐ \_\_\_\_\_

The county presented its case through Code Enforcement Officer Steen who offered a staff report with numerous exhibits attached thereto. Mr. Steen provided the necessary foundation for the admissibility of the staff report, including exhibits, and both the staff reports and exhibits were admitted into evidence.

**NOW THEREFORE**, as the Hearing Officer for the County of Lassen and based upon the testimony of the witnesses and exhibits received in evidence, I make the following findings:

The Director of Planning and Building Services (synonymous with Community Development Department Director per Lassen County Code section 2.14.010) determined that a public nuisance within the meaning of Lassen County Code section 1.18.020 existed at 521-605 Raven Rd. Termo CA, Assessor's Parcel No 055-160-10 on September 28, 2016.

Notice of the determination of a public nuisance was mailed certified mail October 14, 2016, to the owner of record, according to the equalized tax role, Neng Mua 1553 East Mesa Ave. Fresno Ca. 93710. There was no person known to be in possession of the property such that they could be served other than the owner of record. Notice that a public hearing would be held August 7, 2017, and its location, was published in the Lassen County Times on July 25, 2017.

The aforementioned notice to abate public nuisance substantially conformed to Lassen County Code section 1.18.020(a).

A public nuisance, as defined in Lassen County Code section 1.18.020, did exist on September 28, ~~2017~~, and continued to exist until the time of this hearing.  
2016,

County has incurred \$467.55 in expenses to date in administrative cost in furtherance of its duty to abate this nuisance pursuant to Lassen County Code section 1.18.050.

**NOW THEREFORE**, as the Hearing Officer for the County of Lassen and based upon the above findings, I make the following orders:

The Planning and Building Services Director is ordered to abate the public nuisance at 521-605 Raven Rd. Termo CA. at the earliest date possible the process can be executed.

The cost incurred by the County in abating the violation to date is \$467.55 and the Planning and Building Services Department Director shall demand that the property owner pay the administrative cost of abatement incurred by the County to date within twelve days (see Lassen County Code section 1.18.060(b))

The Planning and Building Services Department Director is directed to notify the Clerk of the Board of Supervisors of the Hearing Officer's decision and the last day to file an appeal (see Lassen County Code Subsection 1.18.060(c)).

The Planning and Building Services Department Director is directed to mail a copy of the Decision to the property owner and post the Decision at the property site (see Lassen County Code Subsection 1.18.060(b)).

The Planning and Building Services Department Director is directed to inform the property owner that they may, within twelve days of notice to the Clerk of this decision, file an appeal with the Board of Supervisors.

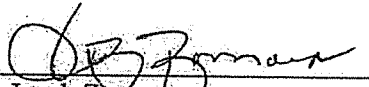
The Planning and Building Services Department Director is directed to record a partial abatement lien in the amount of administrative cost as stated above, in substantially the same form as Lassen County Code section 1.18.080 and upon completion of abatement, all physical and administrative cost thereof shall be added to said lien.

The Planning and Building Services Department Director is directed to forward a copy of the recorded partial abatement lien to the Auditor Controller of Lassen county where such cost shall be added to the next tax roll pursuant to Lassen County Code section 1.18.080(6).

Notice of this resolution shall be given to Neng Mua as follows:

1. First class mail.
2. Certified mail
3. Posting this resolution on the property.

8-7-17  
Date of Decision

  
\_\_\_\_\_  
Jacob Zamora





County of Lassen  
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

August 2, 2018

**LEGAL**

**Maurice L. Anderson, Director**  
707 Nevada Street, Suite 5  
Susanville, CA 96130-3912  
Phone: 530 251-8269  
Fax: 530 251-8373  
email: landuse@co.lassen.ca.us  
website: www.co.lassen.ca.us

Lassen County Times  
100 Grand Avenue  
Susanville, California 96130

Zoning & Building  
Inspection Requests  
Phone: 530 257-5263

Please print the following Notice of Public Hearing one time only on Tuesday, August 7, 2018.

**NOTICE OF PUBLIC HEARING**  
**LASSEN COUNTY BOARD OF SUPERVISORS**

The Lassen County Board of Supervisors solicits the aid of public agencies and the general public in consideration of the following item:

**Property Owner:** Neng Mua

**File:** CDEF 2015-006

**Project:** Public hearing to consider the correctness and reasonableness of a lien to be recorded on subject property to recover the costs incurred in the execution of abatement of a substandard dangerous structure. Recordation of said lien ordered by the Lassen County Administrative Hearing Officer on August 7, 2017. Recordation of said lien being necessary to recover total costs of abatement.

**Location:** 521-605 Raven Road, Termo, CA 96132

**A.P.N.:** 055-160-10

The Board of Supervisors will hold a public hearing at 10:00 a.m. on Tuesday, August 21, 2018, in the Board Chambers, 707 Nevada Street, Susanville. All interested persons are invited to attend the meeting and be heard, or to submit comments to the Department of Planning and Building Services, 707 Nevada Street, Suite 5, Susanville, CA 96130.

For the County of Lassen,

Julie Bustamante,  
Lassen County Clerk

MLA:jsc

CDEF2015-006\lctpcph



*County of Lassen*  
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

NOTICE OF PUBLIC HEARING  
CERTIFIED MAIL/RETURN RECEIPT  
7017 0660 0000 6271 0560

August 7, 2018

Neng Mua  
1553 E. Mesa Avenue  
Fresno, CA 93710

RE: CDEF 2015-006  
521-605 Raven Road  
Termo, CA 96132

Maurice L. Anderson, *Director*  
707 Nevada Street, Suite 5  
Susanville, CA 96130-3912  
Phone: 530 251-8269  
Fax: 530 251-8373  
email: [landuse@co.lassen.ca.us](mailto:landuse@co.lassen.ca.us)  
website: [www.co.lassen.ca.us](http://www.co.lassen.ca.us)

Zoning & Building  
Inspection Request  
Phone: 530 257-5263

**NOTICE OF PUBLIC HEARING**  
**LASSEN COUNTY BOARD OF SUPERVISORS**

The Lassen County Board of Supervisors solicits the aid of public agencies and the general public in consideration of the following item:

**Property Owner:** Neng Mua

**File Number:** CDEF 2015-006

**Project:** Public hearing to consider the correctness and reasonableness of a recordation of a lien on the property to recover the costs incurred in the execution of abatement of a substandard dangerous structure. Recordation of said lien ordered by the Lassen County Administrative Hearing Officer on August 7, 2017. Recordation of said lien being necessary to recover total costs of abatement.


**Location:** 521-605 Raven Road, Termo, California

**A.P.N.:** 055-160-10

The Board of Supervisors will hold a public hearing on this item at 10:05 AM, on Tuesday August 21, 2018, in the Board Chambers, 707 Nevada Street, Susanville, California. All interested persons and agencies are invited to attend the meeting and be heard, or to submit comments to the Department of Planning and Building Services, 707 Nevada Street, Suite 5, Susanville, CA 96130.

Neng Mua  
August 7, 2018  
Page 2 of 2

For the Board of Supervisors,

  
For: Maurice L. Anderson,  
Director, Acting Building Official

MLA:jsc

NOTE: Anyone wishing to challenge in court an action on the project described above may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered at, or prior to, said public hearing.



**DECLARATION OF SERVICE BY CERTIFIED/RETURN RECEIPT**  
**AND FIRST CLASS MAIL**

**I, THE UNDERSIGNED, DECLARE THAT:**

1. I am an employee of Lassen County, California, over the age of eighteen years and not a party to the within entitled cause or matter;
2. My business address is 707 Nevada Street, Susanville, California 96130 and;
3. I served the foregoing **NOTICE OF PUBLIC HEARING** on the interested parties in said cause by depositing true copies thereof enclosed in sealed envelopes and placing the envelopes for collection and mailing on the date and at the place shown below following our ordinary business practices. I am readily familiar with this business' practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in sealed envelopes with postage fully paid for both Certified/Return receipt and 1<sup>st</sup> Class, in Susanville, California on Tuesday, August 07, 2018, addressed as follows:

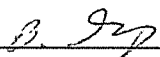
NENG MUA  
1553 E. MESA AVENUE  
FRESNO, CA 93710

I declare under penalty of perjury that the foregoing is true and correct. Executed on Tuesday, August 07, 2018, at Susanville, California, 96130.

7017 0660 0000 6271 0560

U.S. Postal Service™ <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$ 2.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input checked="" type="checkbox"/> Adult Signature Required	\$ 2.75
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.47
Total Postage and Fees	\$ 6.67
Sent To	
Street and Apt. No., or PO Box No. Neng Mua	
City, State, ZIP+4® 1553 E. Mesa Avenue Fresno, CA 93710	

PS Form 3800, April 2015 PSN 7530-02-000-901-7

  
\_\_\_\_\_  
Brooke Suarez

CASE/CITATION NUMBER: 2015-006

**DECLARATION OF SERVICE BY POSTING**

**I, THE UNDERSIGNED, SAY:**

1. I am an employee of Lassen County, California, over the age of eighteen years;
2. My business address is 707 Nevada Street, Suite 5, Susanville, California 96130; and

I posted the foregoing **Notice of Public Hearing** on property depicted in said citation attached thereto and incorporated therein, at **521-605 Raven Road, Termo California (A. P. N. (#055-160-10)** on the 8th day of August, 2018, and addressed as follows:

**Neng Mua  
1553 East Mesa Ave  
Fresno, CA 93710**

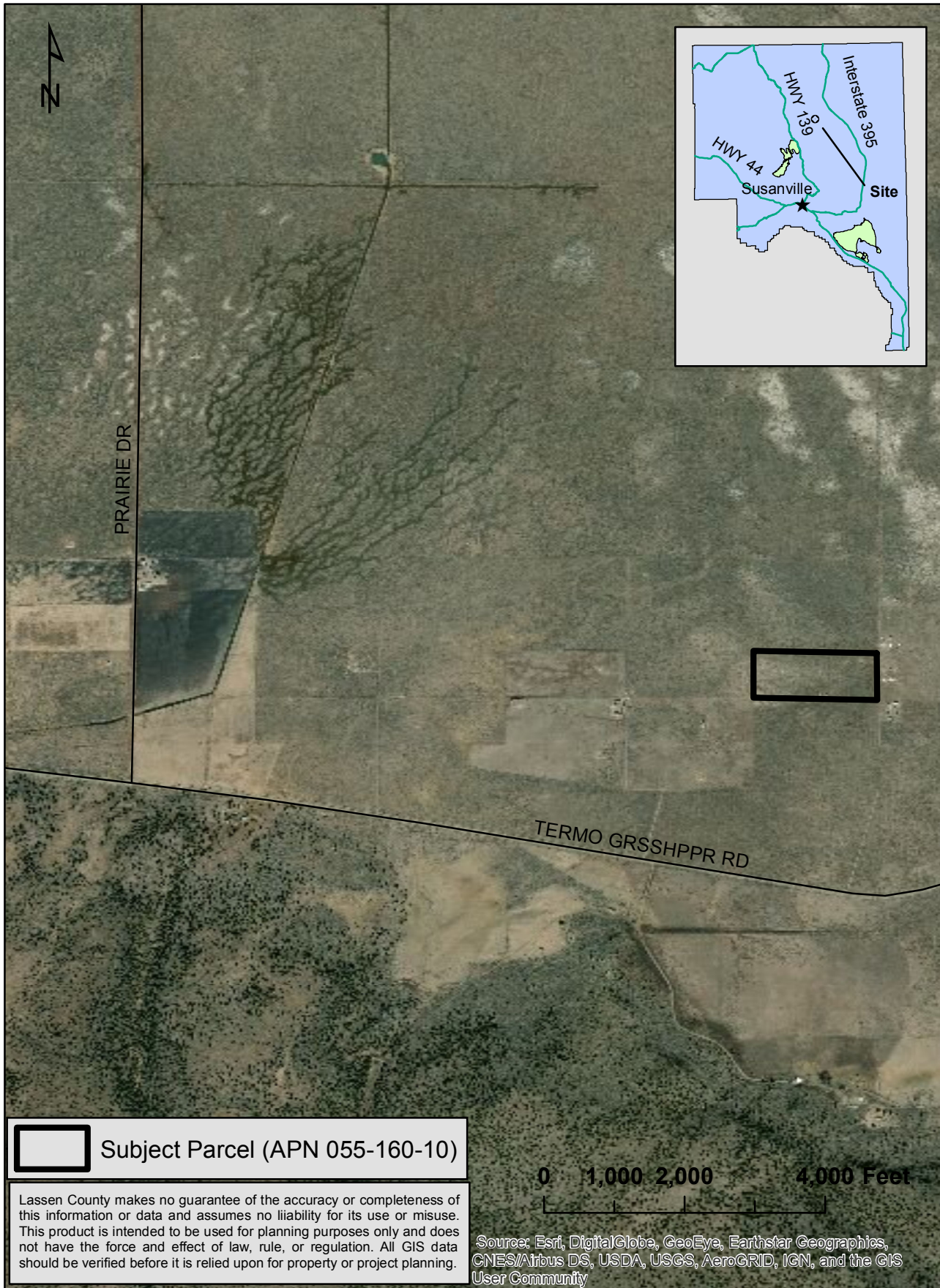
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 8th day of August, 2018, at Susanville, California 96130.

A handwritten signature in black ink, appearing to read 'Robert Steen', written over a horizontal line.

Robert Steen

# CDEF #2015-006, Mua



Conformed Copy

2017-03678

Recorded at the request of:  
LASSEN COU DEPT COMM DEV  
08/29/2017 09:28 AM  
Fee: \$0 PAGES 2

OFFICIAL RECORDS  
Julie M. Bustamante - Clerk-Recorder  
Lassen County, CA



When recorded return to:  
Lassen County Department of  
Community Development  
707 Nevada Street, Suite 5  
Susanville, CA 96130

No Fee pursuant to Govt Code 27383

## NOTICE OF NUISANCE ABATEMENT LIEN

(Claim of County of Lassen)

Pursuant to the authority vested by the provisions of Chapter 1.18 of the Lassen County Code, a Code Enforcement Officer of the County of Lassen (or his or her designated agents) did, starting on September 28, 2016 through to the 17<sup>th</sup> day of July, 2017, administratively work on bringing the premises into compliance with the provisions of the Lassen County Code in order to abate a public nuisance on said real property; and the Hearing Officer for the County of Lassen did, on the 7th day of August, 2017, assess the costs of said real property hereinafter described; and the same has not been paid nor any part thereof; and that said County of Lassen does hereby claim a lien to such administrative costs in the amount of said assessment, to wit: The sum of \$467.55; and the same shall be a lien upon said real property until the same has been paid in full and discharged of record.

The real property hereinbefore mentioned, and upon which a lien is claimed, is that certain parcel of land being in the County of Lassen, State of California, Assessor's Parcel Number 055-160-10 with a physical address of 521-605 Raven Road, Madeline, and more particularly described as follows:

All that certain real property situated in a portion of Section 12, Township 34 North, Range 12 East, Mount Diablo Base and Meridian, in the unincorporated territory of Lassen County, California, more particularly described as follows:

Lot 655 as shown on that certain map entitled "Moon Valley Ranch Unit No. 3", filed February 9, 1970 in the Office of the Lassen County Recorder in Book 7 of Maps at Page 45.

Assessor's Parcel Number: 055-160-10-11

Owner: Neng Mua

Physical Address: 521-605 Raven Road  
Madeline, California 96119

Dated: This 29 day of August, 2017.

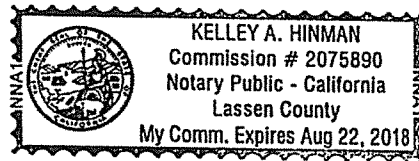
Maurice L. Anderson  
Director, Planning and Building Services  
County of Lassen, California

PLEASE SEE  
ATTACHED FOR  
NOTARIZATION

On this 29 day of August, 2017, before me, Kelly A. Hinman, Notary Public, personally appeared Maurice L. Anderson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.



Kelley A. Hinman  
Kelly A. Hinman, Notary Public





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1997

UNIFORM  
CODE FOR THE  
ABATEMENT OF  
DANGEROUS  
BUILDINGS<sup>TM</sup>



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# *Preface*

The provisions of this code were developed to afford jurisdictions reasonable procedures for the classification and abatement of dangerous buildings.

This code is designed to be compatible with the *Uniform Building Code*™ and the *Uniform Housing Code*™. While the Housing Code is applicable only to residential buildings, the *Uniform Code for the Abatement of Dangerous Buildings*™ is designed to apply to all types of buildings and structures. The notices, orders and appeals procedures specified have been found to be workable and are referenced by the *Uniform Building Code*.

If properly followed, the provisions of this code will provide the building official with the proper legal steps in abating dilapidated, defective buildings which endanger life, health, property and public safety within concepts of fair play and justice.

## CODES AND RELATED PUBLICATIONS

The International Code Council (ICC) publishes a family of codes, each correlated with the *Uniform Building Code*™ to provide jurisdictions with a complete set of building-related regulations for adoption. Reference materials and related codes also are available to improve knowledge of code enforcement and administration of building inspection programs. Publications and products are continually being added, so inquiries should be directed to Conference headquarters for a listing of available products. Many codes and references are also available on CD-ROM or floppy disk. These are denoted by (\*). The following publications and products are available from ICC:

### CODES

**\*Uniform Building Code**, Volumes 1, 2 and 3. The most widely adopted model building code in the United States, the performance-based *Uniform Building Code* is a proven document, meeting the needs of government units charged with the enforcement of building regulations. Volume 1 contains administrative, fire- and life-safety and field inspection provisions; Volume 2 contains structural engineering design provisions; and Volume 3 contains material, testing and installation standards.

**\*Uniform Mechanical Code**™. Provides a complete set of requirements for the design, construction, installation and maintenance of heating, ventilating, cooling and refrigeration systems; incinerators and other heat-producing appliances.

**International Plumbing Code**™. Provides consistent and technically advanced requirements that can be used across the country to provide comprehensive regulations of modern plumbing systems. Setting minimum regulations for plumbing facilities in terms of performance objectives, the IPC provides for the acceptance of new and innovative products, materials and systems.

**International Private Sewage Disposal Code**™. Provides flexibility in the development of safety and sanitary individual sewage disposal systems and includes detailed provisions for all aspects of design, installation and inspection of private sewage disposal systems.

**International Mechanical Code**™. Establishes minimum regulations for mechanical systems using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new mechanical designs.

**Uniform Zoning Code**™. This code is dedicated to intelligent community development and to the benefit of the public welfare by providing a means of promoting uniformity in zoning laws and enforcement.

**\*Uniform Fire Code**™, Volumes 1 and 2. The premier model fire code in the United States, the *Uniform Fire Code* sets forth provisions necessary for fire prevention and fire protection. Published by the International Fire Code Institute, the *Uniform Fire Code* is endorsed by the Western Fire Chiefs Association, the International Association of Fire Chiefs and ICBO. Volume 1 contains code provisions compatible with the *Uniform Building Code*, and Volume 2 contains standards referenced from the code provisions.

**\*Urban-Wildland Interface Code**™. Promulgated by IFCI, this code regulates both land use and the built environment in designated urban-wildland interface areas. This newly developed code is the only model code that bases construction requirements on the fire-hazard severity exposed to the structure. Developed under a grant from the Federal Emergency Management Agency, this code is the direct result of hazard mitigation meetings held after devastating wildfires.

**Uniform Housing Code**™. Provides complete requirements affecting conservation and rehabilitation of housing. Its regulations are compatible with the *Uniform Building Code*.

**Uniform Code for the Abatement of Dangerous Buildings**™. A code compatible with the *Uniform Building Code* and the *Uniform Housing Code* which provides equitable remedies consistent with other laws for the repair, vacation or demolition of dangerous buildings.

**Uniform Sign Code**™. Dedicated to the development of better sign regulation, its requirements pertain to all signs and sign construction attached to buildings.

**Uniform Administrative Code**™. This code covers administrative areas in connection with adoption of the *Uniform Building Code*, *Uniform Mechanical Code* and related codes. It contains provisions which relate to site preparation, construction, alteration, moving, repair

and use and occupancies of buildings or structures and building service equipment, including plumbing, electrical and mechanical regulations. The code is compatible with the administrative provisions of all codes published by the Conference.

**Uniform Building Security Code**™. This code establishes minimum standards to make dwelling units resistant to unlawful entry. It regulates swinging doors, sliding doors, windows and hardware in connection with dwelling units of apartment houses or one- and two-family dwellings. The code gives consideration to the concerns of police, fire and building officials in establishing requirements for resistance to burglary which are compatible with fire and life safety.

**Uniform Code for Building Conservation**™. A building conservation guideline presented in code format which will provide a community with the means to preserve its existing buildings while achieving appropriate levels of safety. It is formatted in the same manner as the *Uniform Building Code*, is compatible with other Uniform Codes, and may be adopted as a code or used as a guideline.

**Dwelling Construction under the Uniform Building Code**™. Designed primarily for use in home building and apprentice training, this book contains requirements applicable to the construction of one- and two-story dwellings based on the requirements of the *Uniform Building Code*. Available in English or Spanish.

**Dwelling Construction under the Uniform Mechanical Code**™. This publication is for the convenience of the homeowner or contractor interested in installing mechanical equipment in a one- or two-family dwelling in conformance with the *Uniform Mechanical Code*.

**Supplements to UBC and related codes**. Published in the years between editions, the Supplements contain all approved changes, plus an analysis of those changes.

**Uniform Building Code—1927 Edition**. A special 60th anniversary printing of the first published *Uniform Building Code*.

**One and Two Family Dwelling Code**. Promulgated by ICC, this code eliminates conflicts and duplications among the model codes to achieve national uniformity. Covers mechanical and plumbing requirements as well as construction and occupancy.

**Application and Commentary on the One and Two Family Dwelling Code**. An interpretative commentary on the *One and Two Family Dwelling Code* intended to enhance uniformity of interpretation and application of the code nationwide. Developed by the three model code organizations, this document includes numerous illustrations of code requirements and the rationale for individual provisions.

**Model Energy Code**. This code includes minimum requirements for effective use of energy in the design of new buildings and structures and additions to existing buildings. It is based on American Society of Heating, Refrigeration and Air-conditioning Engineers Standard 90A-1980 and was originally developed jointly by ICBO, BOCA, SBCCI and the National Conference of States on Building Codes and Standards under a contract funded by the United States Department of Energy. The code is now maintained by ICC and is adopted by reference in the *Uniform Building Code*.

**National Electrical Code**®. The electrical code used throughout the United States. Published by the National Fire Protection Association, it is an indispensable aid to every electrician, contractor, architect, builder, inspector and anyone who must specify or certify electrical installations.

### TECHNICAL REFERENCES AND EDUCATIONAL MATERIALS

**Analysis of Revisions to the Uniform Codes**™. An analysis of changes between the previous and new editions of the Uniform Codes is

provided. Changes between code editions are noted either at the beginning of chapters or in the margins of the code text.

**\*Handbook to the Uniform Building Code.** The handbook is a completely detailed and illustrated commentary on the *Uniform Building Code*, tracing historical background and rationale of the codes through the current edition. Also included are numerous drawings and figures clarifying the application and intent of the code provisions. Also available in electronic format.

**\*Handbook to the Uniform Mechanical Code.** An indispensable tool for understanding the provisions of the current UMC, the handbook traces the historical background and rationale behind the UMC provisions, includes 160 figures which clarify the intent and application of the code, and provides a chapter-by-chapter analysis of the UMC.

**\*Uniform Building Code Application Manual.** This manual discusses sections of the *Uniform Building Code* with a question-and-answer format, providing a comprehensive analysis of the intent of the code sections. Most sections include illustrative examples. The manual is in loose-leaf format so that code applications published in *Building Standards* magazine may be inserted. Also available in electronic format.

**\*Uniform Mechanical Code Application Manual.** As a companion document to the *Uniform Mechanical Code*, this manual provides a comprehensive analysis of the intent of a number of code sections in an easy-to-use question-and-answer format. The manual is available in a loose-leaf format and includes illustrative examples for many code sections.

**\*Uniform Fire Code Applications Manual.** This newly developed manual provides questions and answers regarding UFC provisions. A comprehensive analysis of the intent of numerous code sections, the manual is in a loose-leaf format for easy insertion of code applications published in IFCI's *Fire Code Journal*.

**Quick-Reference Guide to the Occupancy Requirements of the 1997 UBC.** Code requirements are compiled in this publication by occupancy groups for quick access. These tabulations assemble requirements for each occupancy classification in the code. Provisions, such as fire-resistive ratings for occupancy separations in Table 3-B, exterior wall and opening protection requirements in Table 5-A-1, and fire-resistive ratings for types of construction in Table 6-A, are tabulated for quick reference and comparison.

**Plan Review Manual.** A practical text that will assist and guide both the field inspector and plan reviewer in applying the code requirements. This manual covers the nonstructural and basic structural aspects of plan review.

**Field Inspection Manual.** An important fundamental text for courses of study at the community college and trade or technical school level. It is an effective text for those studying building construction or architecture and includes sample forms and checklists for use in the field.

**Building Department Administration.** An excellent guide for improvement of skills in departmental management and in the enforcement and application of the Building Code and other regulations administered by a building inspection department. This textbook will also be a valuable aid to instructors, students and those in related professional fields.

**Building Department Guide to Disaster Mitigation.** This new, expanded guide is designed to assist building departments in developing or updating disaster mitigation plans. Subjects covered include guidelines for damage mitigation, disaster-response management, immediate response, mutual aid and inspections, working with the media, repair and recovery policies, and public information bulletins. This publication is a must for those involved in preparing for and responding to disaster.

**Building Official Management Manual.** This manual addresses the unique nature of code administration and the managerial duties of the building official. A supplementary insert addresses the budgetary and financial aspects of a building department. It is also an ideal resource for those preparing for the management module of the CABO Building Official Certification Examination.

**Legal Aspects of Code Administration.** A manual developed by the three model code organizations to inform the building official on the legal aspects of the profession. The text is written in a logical sequence with explanation of legal terminology. It is designed to serve as a refresher for those preparing to take the legal module of the CABO Building Official Certification Examination.

**Illustrated Guide to Conventional Construction Provisions of the UBC.** This comprehensive guide and commentary provides detailed explanations of the conventional construction provisions in the UBC, including descriptive discussions and illustrated drawings to convey the prescriptive provisions related to wood-frame construction.

**Introduction to the Uniform Building Code.** A workbook that provides an overview of the basics of the UBC.

**Uniform Building Code Update Workbook.** This manual addresses many of the changes to the administrative, fire- and life-safety, and inspection provisions appearing in the UBC.

**UMC Workbook.** Designed for independent study or use with instructor-led programs based on the *Uniform Mechanical Code*, this comprehensive study guide consists of 16 learning sessions, with the first two sessions reviewing the purpose, scope, definitions and administrative provisions and the remaining 14 sessions progressively exploring the requirements for installing, inspecting and maintaining heating, ventilating, cooling and refrigeration systems.

**UBC Field Inspection Workbook.** A comprehensive workbook for studying the provisions of the UBC. Divided into 12 sessions, this workbook focuses on the UBC combustible construction requirements for the inspection of wood-framed construction.

**Concrete Manual.** A publication for individuals seeking an understanding of the fundamentals of concrete field technology and inspection practices. Of particular interest to concrete construction inspectors, it will also benefit employees of concrete producers, contractors, testing and inspection laboratories and material suppliers.

**Reinforced Concrete Masonry Construction Inspector's Handbook.** A comprehensive information source written especially for masonry inspection covering terminology, technology, materials, quality control, inspection and standards. Published jointly by ICBO and the Masonry Institute of America.

**You Can Build It!** Sponsored by ICBO in cooperation with CABO, this booklet contains information and advice to aid "do-it-yourselfers" with building projects. Provides guidance in necessary procedures such as permit requirements, codes, plans, cost estimation, etc.

**Guidelines for Manufactured Housing Installations.** A guideline in code form implementing the *Uniform Building Code* and its companion code documents to regulate the permanent installation of a manufactured home on a privately owned, nonrental site. A commentary is included to explain specific provisions, and codes applying to each component part are defined.

**Accessibility Reference Guide.** This guide is a valuable resource for architects, interior designers, plan reviewers and others who design and enforce accessibility provisions. Features include accessibility requirements, along with detailed commentary and graphics to clarify the provisions; cross-references to other applicable sections of the UBC and the Americans with Disabilities Act Accessibility Guidelines; a checklist of UBC provisions on access and usability requirements; and many other useful references.

**Educational and Technical Reference Materials.** The Conference has been a leader in the development of texts and course material to assist in the educational process. These materials include vital information necessary for the building official and subordinates in carrying out their responsibilities and have proven to be excellent references in connection with community college curricula and higher-level courses in the field of building construction technology and inspection and in the administration of building departments. Included are plan review checklists for structural, nonstructural, mechanical and fire-safety provisions and a full line of videotapes and automated products.

## TABLE OF CONTENTS

<b>Chapter 1 Title and Scope</b> .....	1	Section 604 Conduct of Hearing .....	11
Section 101 Title .....	1	Section 605 Method and Form of Decision .....	12
Section 102 Purpose and Scope .....	1		
Section 103 Alterations, Additions and Repairs .....	1	<b>Chapter 7 Enforcement of the Order of the Building Official or the Board of Appeals</b> ...	13
<b>Chapter 2 Enforcement</b> .....	3	Section 701 Compliance .....	13
Section 201 General .....	3	Section 702 Extension of Time to Perform Work .....	13
Section 202 Abatement of Dangerous Buildings .....	3	Section 703 Interference with Repair or Demolition Work Prohibited .....	13
Section 203 Violations .....	3		
Section 204 Inspection of Work .....	3	<b>Chapter 8 Performance of Work of Repair or Demolition</b>	15
Section 205 Board of Appeals .....	3	Section 801 General .....	15
<b>Chapter 3 Definitions</b> .....	5	Section 802 Repair and Demolition Fund .....	15
Section 301 General .....	5		
Section 302 Dangerous Building .....	5	<b>Chapter 9 Recovery of Cost of Repair or Demolition</b> ...	17
<b>Chapter 4 Notices and Orders of Building Official</b> .....	7	Section 901 Account of Expense, Filing of Report ....	17
Section 401 General .....	7	Section 902 Notice of Hearing .....	17
Section 402 Recordation of Notice and Order .....	7	Section 903 Protests and Objections .....	17
Section 403 Repair, Vacation and Demolition .....	7	Section 904 Hearing of Protests .....	17
Section 404 Notice to Vacate .....	8	Section 905 Personal Obligation or Special Assessment	17
		Section 906 Contest .....	17
<b>Chapter 5 Appeal</b> .....	9	Section 907 Authority for Installment Payment of Assessments with Interest .....	17
Section 501 General .....	9	Section 908 Lien of Assessment .....	17
Section 502 Effect of Failure to Appeal .....	9	Section 909 Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill .....	17
Section 503 Scope of Hearing on Appeal .....	9	Section 910 Filing Copy of Report with County Auditor .....	18
Section 504 Staying of Order under Appeal .....	9	Section 911 Collection of Assessment: Penalties for Foreclosure .....	18
<b>Chapter 6 Procedures for Conduct of Hearing Appeals</b> .	11	Section 912 Repayment of Repair and Demolition Fund .....	18
Section 601 General .....	11		
Section 602 Form of Notice of Hearing .....	11		
Section 603 Subpoenas .....	11		



## Chapter 1

### TITLE AND SCOPE

#### SECTION 101 — TITLE

These regulations shall be known as the *Uniform Code for the Abatement of Dangerous Buildings*, may be cited as such, and will be referred to herein as "this code."

#### SECTION 102 — PURPOSE AND SCOPE

**102.1 Purpose.** It is the purpose of this code to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Building Code, Housing Code or otherwise available by law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

**102.2 Scope.** The provisions of this code shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in this jurisdiction.

#### SECTION 103 — ALTERATIONS, ADDITIONS AND REPAIRS

All buildings or structures which are required to be repaired under the provisions of this code shall be subject to the provisions of Section 3403 of the Building Code.

## Chapter 2 ENFORCEMENT

### SECTION 201 — GENERAL

**201.1 Administration.** The building official is hereby authorized to enforce the provisions of this code.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

**201.2 Inspections.** The health officer, the fire marshal and the building official are hereby authorized to make such inspections and take such actions as may be required to enforce the provisions of this code.

**201.3 Right of Entry.** When it is necessary to make an inspection to enforce the provisions of this code, or when the building official or the building official's authorized representative has reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

"Authorized representative" shall include the officers named in Section 201.2 and their authorized inspection personnel.

### SECTION 202 — ABATEMENT OF DANGEROUS BUILDINGS

All buildings or portions thereof which are determined after inspection by the building official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in Section 401 of this code.

### SECTION 203 — VIOLATIONS

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

### SECTION 204 — INSPECTION OF WORK

All buildings or structures within the scope of this code and all construction or work for which a permit is required shall be subject to inspection by the building official in accordance with and in the manner provided by this code and Sections 108 and 1701 of the Building Code.

### SECTION 205 — BOARD OF APPEALS

**205.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official. Appeals to the board shall be processed in accordance with the provisions contained in Section 501 of this code. Copies of all rules or regulations adopted by the board shall be delivered to the building official, who shall make them freely accessible to the public.

**205.2 Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

## Chapter 3 DEFINITIONS

### SECTION 301 — GENERAL

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English Language, Unabridged*, copyright 1986, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

**BUILDING CODE** is the *Uniform Building Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

**DANGEROUS BUILDING** is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

**HOUSING CODE** is the *Uniform Housing Code* promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

### SECTION 302 — DANGEROUS BUILDING

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

## Chapter 4

### NOTICES AND ORDERS OF BUILDING OFFICIAL

#### SECTION 401 — GENERAL

**401.1 Commencement of Proceedings.** When the building official has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, the building official shall commence proceedings to cause the repair, vacation or demolition of the building.

**401.2 Notice and Order.** The building official shall issue a notice and order directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building is located.
2. A statement that the building official has found the building to be dangerous with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 302 of this code.
3. A statement of the action required to be taken as determined by the building official.

3.1 If the building official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time (not to exceed 60 days from the date of the order) and completed within such time as the building official shall determine is reasonable under all of the circumstances.

3.2 If the building official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the building official to be reasonable.

3.3 If the building official has determined that the building or structure must be demolished, the order shall require that the building be vacated within such time as the building official shall determine is reasonable (not to exceed 60 days from the date of the order); that all required permits be secured therefor within 60 days from the date of the order; and that the demolition be completed within such time as the building official shall determine is reasonable.

4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the building official (i) will order the building vacated and posted to prevent further occupancy until the work is completed, and (ii) may proceed to cause the work to be done and charge the costs thereof against the property or its owner.

5. Statements advising (i) that any person having any record title or legal interest in the building may appeal from the notice and order or any action of the building official to the board of appeals, provided the appeal is made in writing as provided in this code and filed with the building official within 30 days from the date of service of such notice and order; and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

**401.3 Service of Notice and Order.** The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner and posted on the property; and one copy thereof shall be served on each of the following if known to the

building official or disclosed from official public records: the holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the building official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed by the provisions of this section.

**401.4 Method of Service.** Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at their address as it appears on the last equalized assessment roll of the county or as known to the building official. If no address of any such person so appears or is known to the building official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

**401.5 Proof of Service.** Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the persons effecting service, declaring the time, date and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail shall be affixed to the copy of the notice and order retained by the building official.

#### SECTION 402 — RECORDATION OF NOTICE AND ORDER

If compliance is not had with the order within the time specified therein, and no appeal has been properly and timely filed, the building official shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a dangerous building on the property described in the certificate, the building official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate.

#### SECTION 403 — REPAIR, VACATION AND DEMOLITION

The following standards shall be followed by the building official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

1. Any building declared a dangerous building under this code shall be made to comply with one of the following:

- 1.1 The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or
- 1.2 The building shall be demolished at the option of the building owner; or

- 1.3 If the building does not constitute an immediate danger to the life, limb, property or safety of the public it may be vacated, secured and maintained against entry.
2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated.

#### **SECTION 404 — NOTICE TO VACATE**

**404.1 Posting.** Every notice to vacate shall, in addition to being served as provided in Section 401.3, be posted at or upon each exit of the building and shall be in substantially the following form:

**DO NOT ENTER  
UNSAFE TO OCCUPY**

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official  
..... of .....

**404.2 Compliance.** Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 401.2, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

## Chapter 5

### APPEAL

#### SECTION 501 — GENERAL

**501.1 Form of Appeal.** Any person entitled to service under Section 401.3 may appeal from any notice and order or any action of the building official under this code by filing at the office of the building official a written appeal containing:

1. A heading in the words: "Before the board of appeals of the ..... of ....."
2. A caption reading: "Appeal of ....., " giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.
6. The signatures of all parties named as appellants and their official mailing addresses.
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the building official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404, such appeal shall be filed within 10 days from the date of the service of the notice and order of the building official.

**501.2 Processing of Appeal.** Upon receipt of any appeal filed pursuant to this section, the building official shall present it at the next regular or special meeting of the board of appeals.

**501.3 Scheduling and Noticing Appeal for Hearing.** As soon as practicable after receiving the written appeal, the board of appeals shall fix a date, time and place for the hearing of the appeal by the board. Such date shall not be less than 10 days nor more than 60 days from the date the appeal was filed with the building official. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the secretary of the board either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the address shown on the appeal.

#### SECTION 502 — EFFECT OF FAILURE TO APPEAL

Failure of any person to file an appeal in accordance with the provisions of Section 501 shall constitute a waiver of the right to an administrative hearing and adjudication of the notice and order or any portion thereof.

#### SECTION 503 — SCOPE OF HEARING ON APPEAL

Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

#### SECTION 504 — STAYING OF ORDER UNDER APPEAL

Except for vacation orders made pursuant to Section 404, enforcement of any notice and order of the building official issued under this code shall be stayed during the pendency of an appeal therefrom which is properly and timely filed.



## Chapter 6

### PROCEDURES FOR CONDUCT OF HEARING APPEALS

#### SECTION 601 — GENERAL

**601.1 Hearing Examiners.** The board may appoint one or more hearing examiners or designate one or more of its members to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of hearings until it is submitted to the board for decision.

**601.2 Record.** A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the board.

**601.3 Reporting.** The proceedings at the hearing shall also be reported by a phonographic reporter if requested by any party thereto. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the board, but shall in no event be greater than the cost involved.

**601.4 Continuances.** The board may grant continuances for good cause shown; however, when a hearing examiner has been assigned to such hearing, no continuances may be granted except by the examiner for good cause shown so long as the matter remains before the examiner.

**601.5 Oaths—Certification.** In any proceedings under this chapter, the board, any board member, or the hearing examiner has the power to administer oaths and affirmations and to certify to official acts.

**601.6 Reasonable Dispatch.** The board and its representatives shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

#### SECTION 602 — FORM OF NOTICE OF HEARING

The notice to appellant shall be substantially in the following form, but may include other information:

"You are hereby notified that a hearing will be held before (the board of appeals or name of hearing examiner) at ..... on the ..... day of ....., 19 ....., at the hour ....., upon the notice and order served upon you. You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit therefor with (board of appeals or name of hearing examiner)."

#### SECTION 603 — SUBPOENAS

**603.1 Filing of Affidavit.** The board or examiner may obtain the issuance and service of a subpoena for the attendance of witnesses or the production of other evidence at a hearing upon the request of a member of the board or upon the written demand of any party. The issuance and service of such subpoena shall be obtained upon the filing of an affidavit therefor which states the name and address of the proposed witness; specifies the exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired

things in possession or under control. A subpoena need not be issued when the affidavit is defective in any particular.

**603.2 Cases Referred to Examiner.** In cases where a hearing is referred to an examiner, all subpoenas shall be obtained through the examiner.

**603.3 Penalties.** Any person who refuses without lawful excuse to attend any hearing or to produce material evidence which the person possesses or controls as required by any subpoena served upon such person as provided for herein shall be guilty of a misdemeanor.

#### SECTION 604 — CONDUCT OF HEARING

**604.1 Rules.** Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

**604.2 Oral Evidence.** Oral evidence shall be taken only on oath or affirmation.

**604.3 Hearsay Evidence.** Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this state.

**604.4 Admissibility of Evidence.** Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this state.

**604.5 Exclusion of Evidence.** Irrelevant and unduly repetitious evidence shall be excluded.

**604.6 Rights of Parties.** Each party shall have these rights, among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;
2. To introduce documentary and physical evidence;
3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
4. To impeach any witness regardless of which party first called the witness to testify;
5. To rebut the evidence; and
6. To be represented by anyone who is lawfully permitted to do so.

#### 604.7 Official Notice.

**604.7.1 What may be noticed.** In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact which may be judicially noticed by the courts of this state or of official records of the board or departments and ordinances of the city or rules and regulations of the board.

**604.7.2 Parties to be notified.** Parties present at the hearing shall be informed of the matters to be noticed, and these matters shall be noted in the record, referred to therein, or appended thereto.

**604.7.3 Opportunity to refute.** Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the officially noticed matters by evidence or by written or oral presentation of authority, the manner of such refutation to be determined by the board or hearing examiner.

**604.7.4 Inspection of the premises.** The board or the hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing, provided that (i) notice of such inspection shall be given to the parties before the inspection is made, (ii) the parties are given an opportunity to be present during the inspection, and (iii) the board or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the board or hearing examiner.

## **SECTION 605 — METHOD AND FORM OF DECISION**

**605.1 Hearing before Board Itself.** When a contested case is heard before the board itself, a member thereof who did not hear the evidence or has not read the entire record of the proceedings shall not vote on or take part in the decision.

**605.2 Hearing before Examiner.** If a contested case is heard by a hearing examiner alone, the examiner shall within a reasonable time (not to exceed 90 days from the date the hearing is closed) submit a written report to the board. Such report shall contain a brief summary of the evidence considered and state the examiner's findings, conclusions and recommendations. The report also shall contain a proposed decision in such form that it may be adopted by the board as its decision in the case. All examiner's reports filed with the board shall be matters of public record. A copy of each such report and proposed decision shall be mailed to each party on the date they are filed with the board.

**605.3 Consideration of Report by Board—Notice.** The board shall fix the time, date and place to consider the examiner's report and proposed decision. Notice thereof shall be mailed to each interested party not less than five days prior to the date fixed, unless it is otherwise stipulated by all of the parties.

**605.4 Exceptions to Report.** Not later than two days before the date set to consider the report, any party may file written exceptions to any part or all of the examiner's report and may attach thereto a proposed decision together with written argument in support of such decision. By leave of the board, any party may present oral argument to the board.

**605.5 Disposition by the Board.** The board may adopt or reject the proposed decision in its entirety, or may modify the proposed decision.

**605.6 Proposed Decision Not Adopted.** If the proposed decision is not adopted as provided in Section 605.5, the board may decide the case upon the entire record before it, with or without taking additional evidence, or may refer the case to the same or another hearing examiner to take additional evidence. If the case is reassigned to a hearing examiner, the examiner shall prepare a report and proposed decision as provided in Section 605.2 hereof after any additional evidence is submitted. Consideration of such proposed decision by the board shall comply with the provisions of this section.

**605.7 Form of Decision.** The decision shall be in writing and shall contain findings of fact, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered to the appellant personally or sent by certified mail, postage prepaid, return receipt requested.

**605.8 Effective Date of Decision.** The effective date of the decision shall be as stated therein.

## Chapter 7

### ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE BOARD OF APPEALS

#### SECTION 701 — COMPLIANCE

**701.1 General.** After any order of the building official or the board of appeals made pursuant to this code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a misdemeanor.

**701.2 Failure to Obey Order.** If, after any order of the building official or board of appeals made pursuant to this code has become final, the person to whom such order is directed shall fail, neglect or refuse to obey such order, the building official may (i) cause such person to be prosecuted under Section 701.1 or (ii) institute any appropriate action to abate such building as a public nuisance.

**701.3 Failure to Commence Work.** Whenever the required repair or demolition is not commenced within 30 days after any final notice and order issued under this code becomes effective:

1. The building official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

#### DANGEROUS BUILDING DO NOT OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official  
..... of .....

2. No person shall occupy any building which has been posted as specified in this section. No person shall remove or deface any such notice so posted until the repairs, demolition or removal ordered by the building official have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

3. The building official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order; or, if the notice and or-

der required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this code. Any surplus realized from the sale of any such building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

#### SECTION 702 — EXTENSION OF TIME TO PERFORM WORK

Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the building official may grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the building official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation or demolition of the premises and will not in any way affect the time to appeal the notice and order.

#### SECTION 703 — INTERFERENCE WITH REPAIR OR DEMOLITION WORK PROHIBITED

No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of this jurisdiction or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this code; or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building, pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

## Chapter 8

### PERFORMANCE OF WORK OF REPAIR OR DEMOLITION

#### SECTION 801 — GENERAL

**801.1 Procedure.** When any work of repair or demolition is to be done pursuant to Section 701.3, Item 3, of this code, the building official shall issue an order therefor to the director of public works and the work shall be accomplished by personnel of this jurisdiction or by private contract under the direction of said director. Plans and specifications therefor may be prepared by said director, or the director may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed.

**801.2 Costs.** The cost of such work shall be paid from the repair and demolition fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, whichever the legislative body of this jurisdiction shall determine is appropriate.

#### SECTION 802 — REPAIR AND DEMOLITION FUND

**802.1 General.** The legislative body of this jurisdiction shall establish a special revolving fund to be designated as the repair and demolition fund. Payments shall be made out of said fund upon the demand of the director of public works to defray the costs and expenses which may be incurred by this jurisdiction in doing or causing to be done the necessary work of repair or demolition of dangerous buildings.

**802.2 Maintenance of Fund.** The legislative body may at any time transfer to the repair and demolition fund, out of any money in the general fund of this jurisdiction, such sums as it may deem necessary in order to expedite the performance of the work of repair or demolition, and any sum so transferred shall be deemed a loan to the repair and demolition fund and shall be repaid out of the proceeds of the collections hereinafter provided for. All funds collected under the proceedings hereinafter provided for shall be paid to the treasurer of this jurisdiction who shall credit the same to the repair and demolition fund.

## Chapter 9

### RECOVERY OF COST OF REPAIR OR DEMOLITION

#### SECTION 901 — ACCOUNT OF EXPENSE, FILING OF REPORT

The director of public works shall keep an itemized account of the expense incurred by this jurisdiction in the repair or demolition of any building done pursuant to the provisions of Section 701.3, Item 3, of this code. Upon the completion of the work of repair or demolition, said director shall prepare and file with the clerk of this jurisdiction a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section 401.3.

#### SECTION 902 — NOTICE OF HEARING

Upon receipt of said report, the clerk of this jurisdiction shall present it to the legislative body of this jurisdiction for consideration. The legislative body of this jurisdiction shall fix a time, date and place for hearing said report and any protests or objections thereto. The clerk of this jurisdiction shall cause notice of said hearing to be posted upon the property involved, published once in a newspaper of general circulation in this jurisdiction, and served by certified mail, postage prepaid, addressed to the owner of the property as the owner's name and address appears on the last equalized assessment roll of the county, if such so appears, or as known to the clerk. Such notice shall be given at least 10 days prior to the date set for the hearing and shall specify the day, hour and place when the legislative body will hear and pass upon the director's report, together with any objections or protests which may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

#### SECTION 903 — PROTESTS AND OBJECTIONS

Any person interested in or affected by the proposed charge may file written protests or objections with the clerk of this jurisdiction at any time prior to the time set for the hearing on the report of the director. Each such protest or objection must contain a description of the property in which the signer thereof is interested and the grounds of such protest or objection. The clerk of this jurisdiction shall endorse on every such protest or objection the date of receipt. The clerk shall present such protests or objections to the legislative body of this jurisdiction at the time set for the hearing, and no other protests or objections shall be considered.

#### SECTION 904 — HEARING OF PROTESTS

Upon the day and hour fixed for the hearing, the legislative body of this jurisdiction shall hear and pass upon the report of the director together with any such objections or protests. The legislative body may make such revision, correction or modification in the report or the charge as it may deem just; and when the legislative body is satisfied with the correctness of the charge, the report (as submitted or as revised, corrected or modified) together with the charge, shall be confirmed or rejected. The decision of the legislative body of this jurisdiction on the report and the charge, and on all protests or objections, shall be final and conclusive.

#### SECTION 905 — PERSONAL OBLIGATION OR SPECIAL ASSESSMENT

**905.1 General.** The legislative body of this jurisdiction may thereupon order that said charge shall be made a personal obligation of the property owner or assess said charge against the property involved.

**905.2 Personal Obligation.** If the legislative body of this jurisdiction orders that the charge shall be a personal obligation of the property owner, it shall direct the attorney for this jurisdiction to collect the same on behalf of this jurisdiction by use of all appropriate legal remedies.

**905.3 Special Assessment.** If the legislative body of this jurisdiction orders that the charge shall be assessed against the property, it shall confirm the assessment, cause the same to be recorded on the assessment roll, and thereafter said assessment shall constitute a special assessment against and a lien upon the property.

#### SECTION 906 — CONTEST

The validity of any assessment made under the provisions of this chapter shall not be contested in any action or proceeding unless the same is commenced within 30 days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in such action or proceeding must be perfected within 30 days after the entry of such judgment.

#### SECTION 907 — AUTHORITY FOR INSTALLMENT PAYMENT OF ASSESSMENTS WITH INTEREST

The legislative body of this jurisdiction, in its discretion, may determine that assessments in amounts of \$500.00 or more shall be payable in not to exceed five equal annual installments. The legislative body's determination to allow payment of such assessments in installments, the number of installments, whether they shall bear interest, and the rate thereof shall be by a resolution adopted prior to the confirmation of the assessment.

#### SECTION 908 — LIEN OF ASSESSMENT

**908.1 Priority.** Immediately upon its being placed on the assessment roll, the assessment shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county and property taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid.

**908.2 Interest.** All such assessments remaining unpaid after 30 days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of 7 percent per annum from and after said date.

#### SECTION 909 — REPORT TO ASSESSOR AND TAX COLLECTOR: ADDITION OF ASSESSMENT TO TAX BILL

After confirmation of the report, certified copies of the assessment shall be given to the assessor and the tax collector for this

jurisdiction, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

**SECTION 910 — FILING COPY OF REPORT WITH COUNTY AUDITOR**

If the county assessor and the county tax collector assess property and collect taxes for this jurisdiction, a certified copy of the assessment shall be filed with the county auditor on or before August 10th. The descriptions of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

**SECTION 911 — COLLECTION OF ASSESSMENT: PENALTIES FOR FORECLOSURE**

The amount of the assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected

and shall be subject to the same penalties and procedure and sale in case of delinquency as provided for ordinary property taxes. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to such assessment.

If the legislative body of this jurisdiction has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as ordinary property taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for ordinary property taxes.

**SECTION 912 — REPAYMENT OF REPAIR AND DEMOLITION FUND**

All money recovered by payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the treasurer of this jurisdiction, who shall credit the same to the repair and demolition fund.

## Lassen County Code

Up Previous Next Main Collapse Search Print No Frames

Title 12 BUILDINGS AND CONSTRUCTION

Article I. Building Code

## **Chapter 12.25 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

### **12.25.010 Adoption.**

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as adopted by the International Conference of Building Officials, is adopted by this reference with the same force and effect as if fully set forth in this chapter. (Ord. 2017-006 § 2; Ord. 510 § 5, 1992; Ord. 500 § 5, 1990; Ord. 427-B § 15, 1985; Ord. 470 § 1, 1984).

### **12.25.020 Definitions.**

When used in the Uniform Code for the Abatement of Dangerous Buildings, the words set out in this section shall have the following meanings:

- (a) "City" means the county of Lassen.
- (b) "City council" means the board of supervisors.
- (c) "Building official" means the chief county building inspector or authorized representative.
- (d) "Health officer" means the county health officer or authorized representative and includes the county sanitarian.
- (e) "Fire marshal" means the State Fire Marshal and includes the deputy fire marshals.
- (f) "Mayor" means the chair of the board of supervisors. (Ord. 470 § 1, 1984).

### **12.25.025 Abatement of nuisance in emergency.**

(a) Notwithstanding Section 801 of the Uniform Code for the Abatement of Dangerous Buildings, the building official may abate any public nuisance summarily without notice in an emergency where life or safety of the public is endangered and where immediate action is necessary and timely notice cannot be given. All other abatement proceedings, except the necessity and the manner and method of giving notice, shall apply to the nuisance summarily abated, including the recovery of the costs of the summary abatement. Summary abatement shall include only such actions as are required to alleviate those conditions that present the immediate health and/or safety concerns.

(b) If summary abatement is performed under this section, the county shall provide the party responsible for the violation with an automatic post-abatement hearing to contest the validity of the summary abatement pursuant to the procedures for an appeal contained in Chapter 5 of the Uniform Code for the Abatement of Dangerous Buildings. (Ord. 2017-006 § 3).

### **12.25.030 Additional definitions of "dangerous building."**

Any condition declared by Section 17920.3 of the California Health and Safety Code to be a "substandard building" shall constitute a "dangerous building" within the definitions of that term contained in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings. (Ord. 470 § 1, 1984).

### **12.25.035 Performance of work.**

Section 801.1 of the Uniform Code for the Abatement of Dangerous Buildings is hereby amended to read as follows:

801.1 Procedure. When any work of repair or demolition is to be done pursuant to Section 701.3 Item 3, of this code, the Building Official shall either:

1. Accomplish said work by private contract under the direction of said Building Official or his or her designee; or

2. Issue an order therefore to the Director of Public Works and the work shall be accomplished by personnel of this jurisdiction or by private contract.

Plans and specifications therefore may be prepared by said director, or the director may employ such architectural and engineering assistance on a contract basis as deemed reasonably necessary. If any part of the work is to be accomplished by private contract, standard public works contractual procedures shall be followed. (Ord. 2017-006 § 4).

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**12.25.040 Board of appeals.**

Notwithstanding anything to the contrary contained in Section 205 of said Uniform Code for the Abatement of Dangerous Buildings, a hearing officer as appointed by the county administrative officer shall serve as the board of appeals, and wherever used in said code, “board of appeals” means the hearing officer appointed for this purpose. The hearing officer shall not be a Lassen County employee. The employment, performance evaluation, compensation and benefits to the hearing officer, if any, shall not be directly or indirectly conditioned upon the amount of administrative citation fines upheld by the hearing officer. (Ord. 2017-006 § 5; Ord. 470 § 1, 1984).

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