



Development Services Department

Building Division

Date: January 31, 2017

To: Michael Walker, Senior Planner

From: Lou El-Khazen, Building Official/Code Enforcement Manager *LEK*
Justin Gipson, Fire Division Chief/Fire Marshal *JG*

Re.: 50 F Street – Building Official and Fire Marshal Evaluation

The owner of the property has requested that the City consider delisting the building at 50 F Street from the City's Historic Resources Register. At the request of Planning Division staff, on January 10, 2017, the City's Building Official (BO) and Fire Marshal (FM) visited the property to evaluate the current condition of the building and determine if it constitutes a hazard or pose any threat to public safety. Staff performed a visual inspection of the outside and inside of the building and took pictures. This letter serves as the BO's and FM's evaluation of the current condition of the building.

In making the evaluation, the BO and FM relied on Chula Vista Municipal Code (CVMC) 15.18, Abatement of Dangerous Buildings, which adopts by reference the 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB). As defined in the UCADB, a "Dangerous Building is any building or structure deemed to be dangerous under the provisions of section 302 of this code." Section 302 states the following: "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." Section 302 lists 18 conditions by which a building may be deemed a dangerous building. Below, staff addressed five conditions staff identified to be applicable to the building.

Section 302, Condition 5 – Whenever any portion or member or appurtenance thereof is likely to fail, or become detached or dislodged, or to collapse and thereby injure persons or damage property.

Ceilings in the second story rooms are deteriorated and could potentially detach or dislodge during a moderate or strong earthquake. Based on the current condition, the rooms are not safe for occupancy. (Photos 7 & 9)

Section 302, Condition 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 a similar new construction.

Portions of the building foundation along the southern exterior wall seem to have been undermined and crumbled, and a minor settlement observed along the southern wall of the two story portion. Furthermore, some of the walls and ceilings have lost the interior finishing plaster and wood sheathing. Overall deterioration and inadequacy of its foundation and walls have increased the vulnerability of the building to strong winds and earthquakes. In its current condition, the building is unsafe for occupancy. (Photos 1, 2, 3, 7, 8, 9, 10 and 11)

Section 302, Condition 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.

The building is currently being used as storage of personal items. Based on its current condition, the building is unsafe for occupancy. (Pictures 1 through 16)

Section 302, Condition 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.

Based on the current condition; inadequate maintenance, dilapidation, decay, damage, inadequate light, air and sanitation facilities, the building is unfit and unsafe for human habitation. (Pictures 1 through 16)

Section 302, Condition 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.

The building has an old and potentially dangerous electrical wiring system (porcelain knob and wire) which staff was told is not in use. A separate and more recent electrical panel and wiring to some areas of the building were installed and the City has no record of permitting or inspecting the newer system. Un-permitted/un-inspected electrical could potentially be faulty electrical creating a potential fire or electrical hazard. Furthermore, in many areas, interior wall and ceiling finishes have been removed exposing the wood walls and ceilings; therefore, increasing the threat and spread of fire. Staff was informed that the gas service to the building is disconnected (staff did not verify). (Pictures 1 through 16)

In conclusion, because of the conditions listed above, the structure is considered unsafe for occupancy and a potential threat to public safety.

Attachment: Pictures taken on January 10, 2016.

Attachment - 50 F Street – Pictures Taken on January 10, 2017



Picture 1



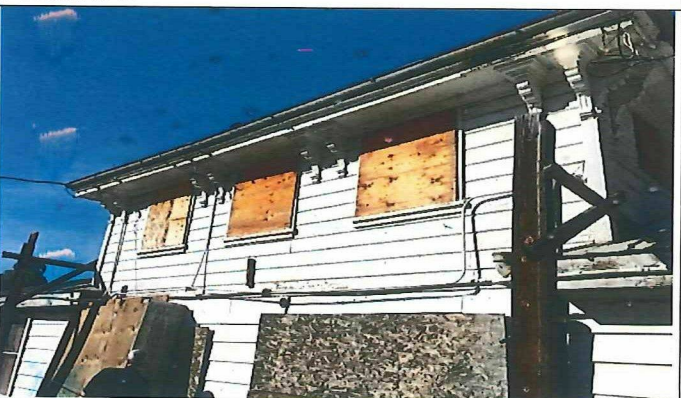
Picture 2



Picture 3



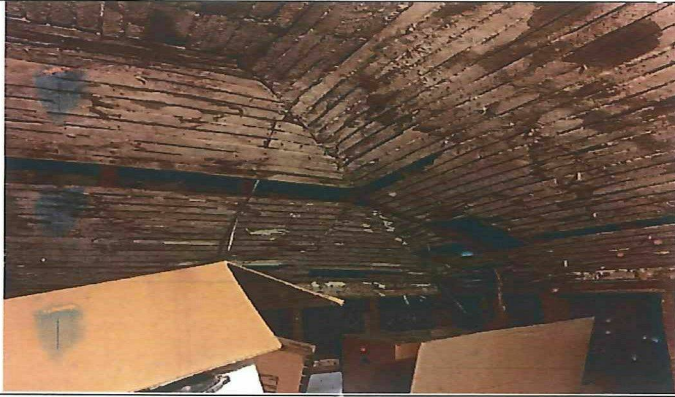
Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



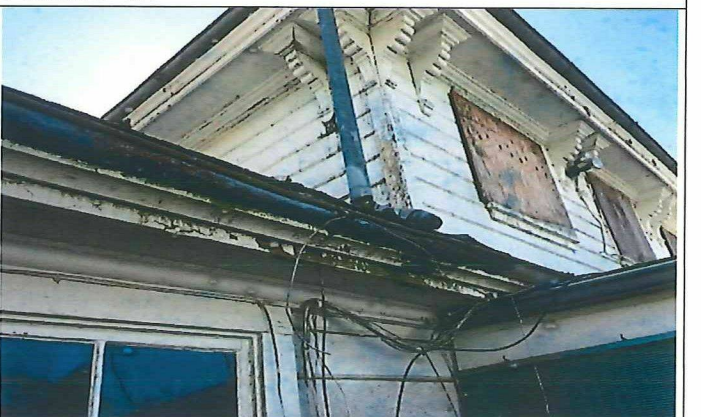
Picture 11



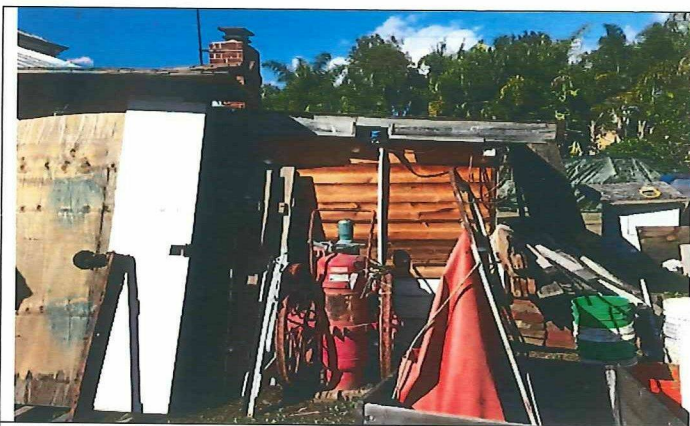
Picture 12



Picture 13



Picture 14



Picture 15



Picture 16