



# City of Desert Hot Springs

65-950 Pierson Blvd. • Desert Hot Springs • CA • 92240

(760) 329-6411

[www.cityofdhs.org](http://www.cityofdhs.org)

April 3, 2018

Wardman Park  
Main Building  
66150 8<sup>th</sup> Street  
Desert Hot Springs, CA 92240

To Whom It May Concern;

On April 3, 2018, the City of Desert Hot Springs (Building and Safety Department) conducted an inspection at the property noted above and advised you of several items of concern that needed to be corrected in compliance with the Building and Safety Department and California Building Code.

During that inspection, it was determined the Building structure and Public pool are on violation of life safety as follow;

**Swimming pool-** is in violation of the Health and Safety Code as Follow;

- HEALTH AND SAFETY CODE - HSC  
ARTICLE 5. Swimming Pool Sanitation [116025 - 116068]  
116043. Every public swimming pool, including swimming pool structure, appurtenances, operation, source of water supply, amount and quality of water recirculated and in the pool, method of water purification, lifesaving apparatus, measures to insure safety of bathers, and measures to insure personal cleanliness of bathers shall be such that the public swimming pool is at all times sanitary, healthful and safe. Commercial pools/spas must be in kept in good working condition and meet inspection requirements all year round.  
(All equipment must be proper maintain in working conditions at all times).

**Building Structure-** is in violation of the California Building Code 2016 and the City of Desert Hot Spring Ordinances as follow;

A structure is considered substandard when it does not meet the standards or specifications established in the California Building Code. The California Building Code require repair, maintenance or demolition of structures that may endanger the life, health and safety of occupants or the public. This code requires owners to maintain their structures and to prevent infestation of

insects and rodents. If such buildings are found unsafe, then the property owner will be required in writing to bring the property into compliance.

In this condition, the structure should be vacated and repairs made. A structure is unfit for human occupancy whenever the code official or his/her agent finds that the structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin infested, contains filth and contamination or, lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required to the code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. These structures are considered repairable.

- **CFC 605.1** – Abatement of electrical hazards.  
All electrical around the building shall need to repair and replace by a certify electrical contractor.
- **CFC 110.1** - The amount of demolition construction done inside this structure constitutes this business as an unsafe building and poses a clear and inimical threat to human life. The owner shall remove or remedy the conditions. This building has been referred to the building department for any repairs, alterations, remodeling, removing and demolition required.

#### **Per California Fire Code – Section 110 Unsafe Buildings**

##### **[A] 110.1 General**

If during the inspections of a premises, a building or structure, or any building, in whole or in part, constitutes a clear and inimical threat to human life, safety or healthy, the fire code official shall issue notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

##### **[A] 110.1.1 Unsafe Conditions**

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitutes a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

##### **[A] 110.1.2 Structural Hazards**

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1

## **Per City of Desert Hot Spring Ordinances**

### **4.16.010 Unlawful acts—Public nuisances.**

12. **Abandoned or Vacated Buildings or Structures.** It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to abandon or permanently vacate or cause to be abandoned or permanently vacated, any building or structure, so that it becomes accessible to unauthorized persons including, but not limited to, juveniles and vagrants, for unlawful or hazardous use, or to allow the same to become infested with vermin or rodents, or to become a menace to the health or safety of the public.

17. **Illegal, Nonconforming Building or Structure.** It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain upon any such premises or property any building or structure, or any part thereof, which has been constructed or is maintained in violation of any applicable state or local law or regulation relating to the condition, use or maintenance of such building or structure.

21. **Public Toilets.** It is unlawful and it shall be a public nuisance for any person to fail to maintain the floors, walls, ceilings, lavatory, urinal and toilet bowl of any public toilet free from any accumulation of dirt, filth or corrosion and/or to fail to supply a public toilet with toilet paper, hand washing facilities, soap and individual towels with a receptacle for their disposal.

Please note, the City of Desert Hot Springs Code Enforcement has affixed a Placard upon the structure for “Substandard Building and Unsafe to Occupy” upon the premises [Red-Tagged]. In order for the building to be occupied, you must provide new plans for permitting the repair of the Public pool and Building Structure. Inspections must be performed and approved by the Fire, Planning and Building Departments in order to obtain a Certificate of Occupancy.

If you have any questions, please feel free to contact me at (760) 329-6411.

Sincerely,

Marco Vela  
Building Plans Examiner

Cc: Chuck Maynard, City Manager  
Daniel Porras, Executive Director, Community Development