



TOWN OF FAIRFAX
STAFF REPORT
August 7, 2013

TO: Mayor and Town Council

FROM: Jim Moore, Director of Planning and Building Services
Mark Lockaby, Building Official
Linda Neal, Senior Planner

SUBJECT: Status of clean-up at 19 Manor Road

RECOMMENDATION

Direct staff to continue to work with the property owner in order to obtain applications for planning entitlements and building permits to bring the property into compliance with the Town's Zoning Ordinance and the California Building Code.

DISCUSSION

On July 24, 2013, after hearing from a group of concerned neighbors, the Town Council directed staff to work with the owner of 19 Manor Road to get the property cleaned up ASAP and to advise them that the site is only to be used as a single-family residence.

Staff inspected the property on August 1st, 2013 and determined that the most of the items staff directed the applicant to clean-up/remove had been addressed (Exhibit A – site clean-up list). The remaining items are planned for use on the site or are temporary.

FISCAL IMPACT

\$ 205.50 for staff time spent

ATTACHMENTS

Exhibit A – Clean-up list
Exhibit B – letter to owner dated 7/26/13
Exhibit C – 7/24/13 staff report

19 MANOR ROAD CLEAN-UP LIST – 8/1/13 inspection	
	COMPLETED
ORANGE TEMPORARY FENCING REMOVED	√
SMOOTH GRAVEL OUT SO IT DOES NOT LOOK STOCKPILED	√
REMOVE BRICKS UNLESS BEING USED LATER ON SITE	Bricks are going to be used in the yard to create a patio area once construction on the house is complete
CLEAR WEEDS/NORMAL FIRE PROTECTION MAINTENANCE	√
REMOVE DUMPSTER	√
REMOVE TRAILER	√
REMOVE TRACTOR PART	√
REMOVE MISCELLANEOUS STEEL PIECES	Misc. steel has been removed except the diamond plate pieces that will be used to cover the supply line trenches to the house while they are being worked on
REMOVE SHORING MATERIALS	These materials have been neatened into one pile and will be used for landscaping improvements (walls and landscape bed borders)
REMOVE SMALL TRACTOR	√
REMOVE STEEL SINKS	√
REMOVE DIRT ADJACENT TO FENCE (CLEAR A 3 FOOT PATH)	√
REMOVE BUILDING PERMIT SIGN FROM FENCE	√
REMOVE OLD RESIDENCE BATHROOM FIXTURES AND ENCLOSURE AND BRING IN PORTA POTTY	Was being removed during second site inspection on 8/1/13
REMOVE AIR/SEA/LAND CONTAINERS/EXPLAIN IN WRITING WHY THEY SHOULD BE ALLOWED TO REMAIN FOR TEMPORARY USE	Applicant would like to keep the containers to store equipment and materials for contractor and sub-contractors during construction. He has indicated that once the project is finalized, they can be removed from the site within 1 week.
REMOVE ALL MISCELLANEOUS CONSTRUCTION DEBRIS/GARBAGE	√



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

July 26, 2013

7013 0600 0002 2501 1932
Copy sent 1st class mail

Thomas Lutge
370 Irwin Street
San Rafael, CA. 94901

Re: 19 Manor Road; property clean-up

Dear Mr. Lutge,

The residential structure on your property at 19 Manor Road has been under construction for several years now, and the work on the house has gone well beyond the plans that were presented for the building permit that was issued. As you know, the work on the house has therefore been "red-tagged" (e.g., stopped) until you submit an application and have gone through the required Planning Commission review process for residential projects that exceed a 50% remodel. Likewise, several of your neighbors believe that your property is being used as a "corporation yard" to store materials from/for other projects that you are involved with elsewhere in violation of Town Codes.

Please be advised that on July 24, 2013 the Fairfax Town Council, as a result of hearing complaints from the property neighbors about the material being stored on-site, directed staff to contact you and direct you to clean up your property at 19 Manor Road in Fairfax by the next Town Council meeting on August 7th or face immediate fines for not having done so.

As a result of this action by the Town Council, the Building Official and Senior Planner met with your representative, Mark Benda, on July 25th, 2013 to inspect the site. At that time it was confirmed that the property is not being maintained in a manner typical of a site in a residentially zoned neighborhood - with or without remodeling construction taking place. Therefore, in order to bring the property up to typical standards for a residential project site staff developed the enclosed checklist of items to be corrected and/or removed.

Please complete the recommended clean-up checklist by August 7th or indicate in writing why you are unable to accomplish certain tasks. The Town Council will review what you have or have not accomplished in addressing the checklist at their August 7, 2013 meeting at 7:00 PM at the Fairfax Women's Club, 46 Park Road. Staff strongly encourages you to attend this meeting.

If you have any questions, please do not hesitate to contact the Department of Planning and Building Services.

Sincerely,


Linda Neal, Senior Planner

Enclosure: property clean-up checklist

CODEENFORCEMENT/19Manor/ce.let.7_26_13/tn

Printed on Recycled Paper

EXHIBIT # B

19 MANOR ROAD CLEAN-UP LIST

	COMPLETED
ORANGE TEMPORARY FENCING REMOVED	
SMOOTH GRAVEL OUT SO IT DOES NOT LOOK STOCKPILED	
REMOVE BRICKS UNLESS BEING USED LATER ON SITE	
CLEAR WEEDS/NORMAL FIRE PROTECTION MAINTENANCE	
REMOVE DUMPSTER	
REMOVE TRAILER	
REMOVE TRACTOR PART	
REMOVE MISCELLANEOUS STEEL PIECES	
REMOVE SHORING MATERIALS	
REMOVE SMALL TRACTOR	
REMOVE STEEL SINKS	
REMOVE DIRT ADJACENT TO FENCE (CLEAR A 3 FOOT PATH)	
REMOVE BUILDING PERMIT SIGN FROM FENCE	
REMOVE OLD RESIDENCE BATHROOM FIXTURES AND ENCLOSURE AND BRING IN PORTA POTTY	
REMOVE AIR/SEA/LAND CONTAINERS/EXPLAIN IN WRITING WHY THEY SHOULD BE ALLOWED TO REMAIN FOR TEMPORARY USE	
REMOVE ALL MISCELLANEOUS CONSTRUCTION DEBRIS/GARBAGE	



TOWN OF FAIRFAX
STAFF REPORT
July 24, 2013

TO: Mayor and Town Council

FROM: Jim Moore, Director of Planning and Building Services
Mark Lockaby, Building Official
Linda Neal, Senior Planner

SUBJECT: Background and status of rehabilitation/reconstruction of property at 19 Manor Road

RECOMMENDATION

Direct staff to continue to work to obtain planning and building entitlement applications from the property owner to bring the property into compliance with the Zoning Ordinance and the California Building Code.

DISCUSSION

In April of 2010 the Town performed a Residential Resale Inspection of the property (Exhibit A). The house appeared to be in poor condition and the resale report advised buyers that prior to restoration a detailed structural pest report would have to be provided to the Town. The report had to include an estimate for the required work and a signed and wet stamped report from a structural engineer certifying that 50% of the structural members of the dwelling were sound.

The applicant submitted a building permit application in November of 2010 to rehab the house in its current location within the required creek setback. After reviewing the plans staff made the preliminary determination that the project constituted a 50% remodel. The owner disagreed with the staff's determination and was advised he could present his arguments before the Commission by applying for a Variance (Exhibit B – letter dated 12/2/10).

The applicant then scaled the project back and submitted a building permit application that proposed relocation of the structure out of the required creek setback and included only the mandatory work required in the April 2010 Resale along with a voluntary foundation seismic upgrade and energy upgrade with new windows and insulation. The project was valued at \$65,000 and the permit was issued on February 14, 2011.

From issuance of the permit after payment of the \$3864.42 permit fee until early April of 2013, the Building Official performed several building permit inspections and responded to numerous complaints from neighbors about the site being used as a corporation yard for the contractor and/or as storage for materials meant for other project sites. Each

time the Building Official responded to a complaint, the owner could demonstrate that the equipment and/or materials in question were for the restoration of the house.

In early April, 2013, staff inspected the height of the house after receiving a complaint and determined that the entire house had been gutted and the foundation height exceeded that shown on the plans. Staff told the contractor to stop work and advised the owner in an April 25, 2013 letter that the project now constituted a 50% remodel and would require the review and approval of a Use Permit and Design Review by the Planning Commission.

Staff was contacted by the owner's contractor on July 16, 2013, and advised that a local architect has been contacted by the owner to assist them in drawing up plans and going through the planning process. As the owner appears to be voluntarily pursuing required approvals for his house, staff recommends allowing the owner to work through the entitlement process. Staff will inform the Planning Commission (PC) of the issues surrounding the property and will recommend options for the PC to consider in addressing these issues in their decision-making process. The neighbors will also be informed of the Planning Commission meeting to consider the applications for 19 Manor. At that time, the neighbors can voice their concerns and the PC can also take those into consideration during their decision-making process.

FISCAL IMPACT

Staff estimates that an additional \$2,782 in total staff costs has been incurred beyond those costs covered by permit fees. These costs include the time to respond to complaints /inspections, telephone conversations, written communications, and reports.



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

April 25, 2013

Thomas Lutge
370 Irwin Street
San Rafael, CA. 94901

Re: 19 Manor Road; Building Permit revisions

Dear Mr. Lutge,

The Department of Planning and Building Services has completed its review of the revised building permit plans for 19 Manor and we performed a site inspection on April 24, 2013. After reviewing the plans staff has made the following findings:

Scope of Work

The site inspection revealed that the house has been; a) relocated out of the required 20 foot creek setback; b) gutted with all the electrical, plumbing and interior drywall removed; and, c) raised up at least 4 feet in height to allow construction of a basement area. A new stairway has also been constructed that leads from the new basement area up to the first and second floors and a new foundation has been constructed. The recently submitted revised plans include the construction of a 1 car garage alongside the modified residence.

Substantial Remodel

The project constitutes a substantial remodel (50%) based on the Zoning Ordinance and the Ross Valley Fire Code per the following definition:

A project constitutes a substantial remodel if it includes the renovation of any structure that affects more than 50% of the existing floor area of the structure. A project affects a structure when any changes are made in the building such as walls, columns, beams or girders, floor or ceiling joints, roof rafters, roof diaphragms, foundations, piles or similar components. When such components are affected, the floor area of all affected rooms shall be included in affected Floor Area.

Design Review Required

Town Code § 17.020.030(A) indicates that projects that constitute a substantial remodel require the review and approval of a design review application by the Fairfax Planning Commission.

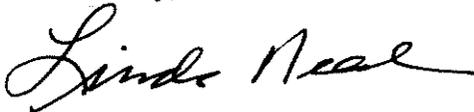
Substandard Lot Width and Use Permit

Also, much of the site is less than the required 60 feet in width. Town Code § 17.084.050 requires that a Use Permit be obtained from the Planning Commission prior to any use, occupancy or physical improvement of or on a building site failing to meet the minimum requirements.

Staff has enclosed the Use Permit and Design Review application for your convenience. The fee for a Use Permit is \$813.00 and the Design Review fee is \$781.00. In order to provide a complete application all pages and portions of the form must be completed and the drawings and other required information described on pages 4, 5, 6, 7, 12, 13, 14 and 15, including but not limited to color elevations, color samples, site photographs, landscaping plan including irrigation, exterior light fixture cut sheets and the required mailing labels and self adhesive stamps, must be submitted.

Once the required information is provided the application will be reviewed for completeness. When the submittal is determined complete the project will be scheduled for a hearing before the Fairfax Planning Commission. If you have any questions, please do not hesitate to contact the Department of Planning and Building Services.

Sincerely,

A handwritten signature in cursive script that reads "Linda Neal".

Linda Neal
Senior Planner



TOWN OF FAIRFAX
BUILDING & PLANNING DIVISION

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

April 16, 2010

Blair Morris
510 Sir Francis Drake Blvd.
Greenbrae, CA. 94904

Re: 19 Manor Road, Fairfax, CA 94930

Dear: Mr. Morris,

Attached is the Resale Inspection Report and acknowledgement card, which you requested for the above referenced property. The acknowledgement card must be completed and returned to the building department at the time of sale of the property. Most important is the information pertaining to the party responsible for performing the necessary work to bring the property up to health and safety code requirements. These requirements must be completed within 30 days of the sale of the property unless otherwise specified by this department.

Please contact me at 453-1584 after the work has been completed to arrange for a follow-up inspection or if you have any questions about the report.

Sincerely

A handwritten signature in black ink, appearing to read "Paul [unclear]", is written over the typed name "Building Inspector". The signature is fluid and cursive.

Building Inspector



TOWN OF FAIRFAX
BUILDING & PLANNING DIVISION
142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

Residential Re-Sale Inspection Report

Name: Blaire Morris
(Mailing address)
Address: 510 Sir Francis Drake Blvd.
City, State, Zip: Greenbrae, CA. 94904
Phone: (415) 971-3232

19 Manor Road
(Property address)

Inspection Date: April 6, 2010

LEGAL REQUIREMENTS

Pursuant to the provisions of Sections 38780 through 38785 of the Government Code of the State of California, it is the intent of the Fairfax Town Council that the grantee of a residential building within the Town be furnished a report of matters of Town record pertaining to the authorized use, occupancy, and zoning classifications prior to sale or exchange. **This report must be obtained by the seller and delivered to the buyer.**

This report is valid for a period not to exceed six months from date of issue. Upon written request of the owner, prior to the expiration date, the Building Official may issue an endorsement to the report, extending the validity for one additional three-month period and showing any change to the information on the original report. The fee for such endorsement shall be one-third the original filing fee. In cases where the Building Official makes a site visit prior to issuing an endorsement, a \$47.00 fee may be charged.

Section 4119 of the Public Resources Code, State of California, and Section 2.201(a) of the Uniform Fire Code, requires the department inspect properties for the purposes of ascertaining compliance with State and local Forest and Fire Laws. If you have any questions regarding the FIRE DEPARTMENT INSPECTION or FEES, PLEASE CALL THE MAIN FIRE STATION at (415) 258-4686.

The Town reserves the right to enforce all ordinances and regulations and to require the correction of any unsafe or illegal conditions even though not disclosed in the Residential Resale Inspection Report. **NO STATEMENTS IN THIS REPORT SHALL AUTHORIZE THE USE OR OCCUPANCY OF ANY RESIDENTIAL BUILDING CONTRARY TO THE PROVISIONS OF ANY LAW OR ORDINANCE.**



TOWN OF FAIRFAX
Department of Planning and Building Services
 142 Bolinas Road, Fairfax, California 94930
 (415) 453-1584 / Fax (415) 453-1618

Residential Re-Sale Inspection Request

Applicant's Name: Blaine Morris Phone: 971-3232
 Mailing Address: 510 Sir Francis Drake City: Greenbrae Zip: 94904
 Owner's Name: Bill Willard Phone: 925-787-2783
 Property Address: 19 Manor Road

Your inspection is scheduled between the hours of 12:30 and 1:30 p.m. on: TUESDAY, APRIL 6, 2010

Fairfax Town Code sec. 15.36.030 requires that prior to the exchange of any residential building a resale inspection report be completed. The Building Official will attempt to provide accurate information in the Residential Resale Inspection Report, however the Town of Fairfax will not warrant the accuracy of such information, and reserves the right to enforce all ordinances and regulations that require the correction of any unsafe or illegal conditions not disclosed. No statement in the report authorizes the use or occupancy of the property contrary to the provisions of any law or ordinance.

On the above scheduled inspection date, the property shall be available for a complete and continuous inspection. The owner or the owner's authorized agent must be present to accompany the Building Official for the entire duration of the inspection. If the owner or the owner's authorized agent is not present at the building on the scheduled date for inspection, a \$87.50 re-inspection fee will be charged.

Type of Building

- Single family Residence(s) \$210.00 Multiple Dwellings
 Duplex Other

THE TOWN OF FAIRFAX RESERVES THE RIGHT TO ENFORCE ALL ORDINANCES AND REGULATIONS AND TO REQUIRE THE CORRECTION OF ANY UNSAFE OR ILLEGAL CONDITIONS EVEN IF SUCH CONDITIONS ARE NOT DISCLOSED IN THE RESIDENTIAL RESALE INSPECTION REPORT.

Section 4119 of the Public Resources Code, State of California, and Section 2.201(a) of the Uniform Fire Code, requires the department inspect properties for the purposes of ascertaining compliance with State and local Forest and Fire Laws.

If you have any questions regarding the FIRE DEPARTMENT INSPECTION or FEES, PLEASE CALL THE MAIN FIRE STATION at (415) 258-4686.

I am the Legal Owner. Authorized Agent for the Legal Owner, and hereby request that a physical inspection be made of the subject property and agree to furnish the buyer with a copy of the final report.

Signature: [Signature] Date: 4/4/2010

ZONING AND PLANNING INFORMATION

The following information represents the zoning and permitted uses of the property according to Town records. Any information not recorded in town records as of the date of this report will be reported as N/A (not available).

Address 19 Manor Road Assessor's Parcel No. 001-104-07

Present Permitted Use: Single-family residence

Overlay Zones: Flood Zone X

Date Constructed: 1912

Permitted use under previous ordinance: Residential

Required parking at time of construction: None

Zoning Designation: Residential RD 5.5-7 Zone

Encroachment Permit: N/A For _____

Use Permit: N/A For _____

Variance: N/A For _____

Other: _____ For _____

Illegal, Non-conforming (Means that the structure and/or uses are not in accordance with existing or prior zoning laws and must be corrected by abatement of the non-conformity.)

Nonconforming Features: _____

Required Zoning Action: _____

Report Completed By: *Linda Neal* Date: April 16, 2010

THE LAW REQUIRES THAT, PRIOR TO THE CONSUMMATION OF THE SALE OR EXCHANGE OF PROPERTY, THE SELLER MUST DELIVER THIS REPORT TO THE BUYER (S), AND THE BUYER (S) MUST SIGN AND RETURN THE ATTACHED POSTCARD TO THE FAIRFAX TOWN HALL.

This report will not be considered complete until:

- 1) The postcard is signed and returned to the Town of Fairfax; and
- 2) The Building Official acknowledges compliances on page 7 signs the report.

BUILDING CODE INSPECTION REPORT

The purpose of the following inspection is to identify any building deficiencies that are unsafe. It is not the purpose of this inspection to evaluate craftsmanship or require work done under old codes to be brought up to today's codes **unless a safety and/or permit problem(s) exists**. This report does not address termite damage; this problem must be analyzed by a private termite repair service.

This inspection is performed for general compliance to the Uniform Housing Code and does not imply or intend to imply any warranty to the subject structure. This inspection does not cover engineering for soils, geotechnical, drainage, foundation, structural, or any related areas. It is recommended that any party with concerns about these or any other items contact an architect or engineer licensed by the State of California for that specific area of concern.

Building permits issued for: 19 Manor Rd., Fairfax, CA 94930

Date: _____	Description: no permits found	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____
Date: _____	Description: _____	Number: _____

PHYSICAL INSPECTION OF PROPERTY

The physical inspection of the property is limited to visual site observation at the time of inspection. Please note that all measurements are estimates and this information is based on a limited investigation.

Present Use

- Single Family
- Condominium
- Duplex
- Second Unit
- Multiple Residence
- Commercial
- Accessory Structure

Stories:	<u>2</u>	Structures:	<u>1</u>
Parking Open:	<u>0</u>	Covered:	<u>0</u>
Parking:	Private	Public	
Spaces:	<u>0</u>		
Setbacks:	<u>Side</u>	<u>Front</u>	<u>Back</u>
	<u>Fencing</u>	<u>Front</u>	<u>Side</u> <u>Rear</u>

Accessory Use: storage shed

Additional Comments: _____

Exterior and Grounds:

Items marked "M" below are the responsibility of the property owner and are noted as safety hazards to be considered harmful and/or dangerous to the occupants and/or pedestrians and should be corrected. "√" items are recommendations.

- 1) _____ Trim tree limbs over sidewalks to provide 8' overhead clearance for pedestrian travel.
- 2) _____ Trim vegetation from public right of way.
- 3) _____ Replace section of sidewalk that is a hazard.

General:

- 1) _____ Street numbers must be posted on or over the door or gate used as the main entrance or adjacent to the gate so as to be readily seen from the street.
- 2) _____ M Stair risers shall be 4" minimum. & 8" maximum; tread shall be 9" minimum. The minimum headroom is 6'-8" and a width of 36". Variation between riser heights shall not exceed 3/8".
- 3) _____ M All areas that have a 30" drop such as decks or landings shall be provided with a guardrail 36" in height with intermittent openings not greater than 4".
- 4) _____ M Handrails shall be located between 34" and 38" above the tread nosing. Guardrails shall be 36" min height, with openings less than 4 in. clear.
- 5) _____ M There must be a floor or landing on either side of a door a minimum of 36" deep, by the width of the door opening. The landing shall be a maximum of 1" down from the threshold (8" max. if the door doesn't swing over the landing).
- 6) _____ Common wall between garage and dwelling (from floor to roof sheathing) shall have 5/8" type X sheet rock on garage side, with 1-3/8" solid core, self-closing door to house.
- 7) _____ M Smoke detectors are required in each bedroom, outside of each bedroom, and one on each floor level, to include basements. Older dwellings that require smoke detectors may be battery operated.
- 8) _____ No openings are allowed between garage and sleeping areas of a single-family dwelling.
- 9) _____ Pool and/or spas must be provided with an approved pool cover, alarm system, or solid non-climbable fence. Gates leading into the pool area must be self-closing, self-latching and 60" in height.

Electrical:

- 1) _____ M GFCI outlets are required for all kitchen receptacles, in bathrooms, utility rooms, under-floor spaces, garages, and exterior outlets.
- 2) _____ M Maintain a clearance of 30" wide X 36" deep in front of electrical panels. Breakers and fuses must be clearly and permanently labeled.
- 3) _____ M All electrical splices must be within junction boxes.
- 4) _____ M All exposed romex wiring must be protected from physical contact if it is located at 8' feet or less in height.

Fixtures/Appliances:

- 1) _____ Dishwashing machines shall be directly connected to a drainage system or food waste disposer with the use of an approved air gap on the discharge side installed above the flood level of the sink.
- 2) _____ Moisture exhaust ducts shall terminate on the outside of the building and be equipped with a back-draft damper. Domestic clothes dryer exhaust ducts shall be metal and shall have smooth interior surfaces.
- 3) _____ M Showers and tubs with showers require a non-absorbent surface up to 70" above the drain outlet. Provide curtain rod or approved enclosure material.
- 4) _____ Fully tempered or laminated safety glass is required in bathtub and shower enclosure doors and panels and window glazing where sill height is less than 5 ft. above floor level.
- 5) _____ M Fairfax Town Code requires all water closets (toilets) to be replaced with water conserving toilets not exceeding 1.6 gallons per flush prior to the sale or transfer of the property.
- 6) _____ M All new and replacement water heaters, and all existing residential water heaters shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion.
- 7) _____ Temperature and Pressure relief valve must be installed on all water heaters and drained full size to the exterior within 6" and 24" above grade. Water heaters installed in enclosed spaces require a minimum. 24" wide door for access.
- 8) _____ M Provide anti-siphon valves on all exterior hose bibs.

- 9) _____ Washing machine trap and drain arm have been incorrectly installed. The rough waste height (trap at weir) shall not be less than 6" or more than 18" above finish floor. The standpipe shall not be less than 18" or more than 30", min pipe diameter of 2".

Mechanical:

- 1) _____ Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor. Provide protective post or other impact barrier if the appliances are at risk of damage.
- 2) _____ Provide combustion air from exterior or other approved source for all gas-fired appliances as required.
- 3) _____ **M** Provide a spark arrestor for your chimney with screening, ½" openings maximum. Remove tree limbs within ten feet of chimney (tree limbs 24" or more in circumference, require a tree permit be granted).
- 4) _____ Furnaces installed in attics and crawl spaces must have an access platform (catwalk in attics), light, switch and receptacle in the space. Provide a receptacle with fusible link for furnace.
- 5) _____ ~~All flues shall be maintained in good order and not leak at joints or couplings. Repair, secure and/or replace flues as required to ensure proper ducting of appliance.~~
- 6) _____ The gas service to all appliances must be provided with an epoxy coated, flexible gas connector.

Structural:

- 1) _____ **M** The foundation shows extensive cracking and distress. It is recommended that a licensed professional (architect-engineer) be retained to analyze the structure.
- 2) _____ **M** The foundation mudsill is not attached to the concrete foundation with anchor bolts. It is recommended that a licensed professional (architect-engineer) be retained to analyze the foundation.
- 3) _____ **M** The fireplace and/or chimney show signs of distress due to settlement, defective materials or deterioration. It is recommended that a licensed professional (architect-engineer) be retained to analyze the structure.

Miscellaneous:

- 1) M The property is currently "yellow tagged" which means that the house can be entered for inspection or repair purposes only. It is considered uninhabitable due to the poor condition. The Town of Fairfax has shut off the electrical and gas service.

In order to receive an occupancy certificate and have the gas and electrical service restored, the building must be rehabilitated. Items that must be brought into compliance with current code are :

1. Egress – stairs and railings
2. An engineered concrete foundation
3. Replacement and reframing of all rotten structural wood members
4. Replace all water piping
5. Upgrade electrical service panel
6. Replace all electrical wiring
7. Install guardrails on exterior decks
8. Full interior sprinkler fire suppression system

_____ There are also items that have been checked in this report that must be completed as well. There may also be items that need to be addressed that we are unaware of at this time.

- 2) _____

Inspection Summary:

M In addition to the items checked above, the following deficiencies shall be corrected.

Anyone attempting to restore this dwelling will have to provide the Town with a detailed licensed contractor termite report including an estimate for the required work and a signed and wet stamped report from a structural engineer certifying that 50% of the structural members of the dwelling are sound.

If the residence is demolished, the new dwelling will have to be reviewed and approved by the Planning Commission and Design Review Board and a Use Permit will need to be approved for the project.

- Construction has been performed for which building permits were not obtained. Review must be made by the Planning and Building Department, and then, if approved, permits may be issued to bring violation to compliance.

No correction required.

The corrections do not require permits from the Building Department.

Building and/or premises require corrections that must be **completed within 30 days.**

M The following permit(s) must be obtained before corrections can be made.

M Building

M Electrical

M Plumbing

M Mechanical

PLEASE NOTE:

The corrections marked "M" must be made within 30 days. Contact the Building Department to schedule a re-inspection appointment for completed items to be checked off. There is no fee for the re-inspection. However, should the items not be corrected at the scheduled second visit, or should the owner(s) or their representatives fail to be present on site, an additional \$60.00 will be charged for the third visit to the property.

Report Date:

April 16, 2010

Building Inspector

Re-Inspection Date: _____

No correction required.

The corrections do not require permits from the Building Department.

Building and/or premises require corrections that must be **completed within 30 days**.

M The following permit(s) must be obtained before corrections can be made.

M Building

M Electrical

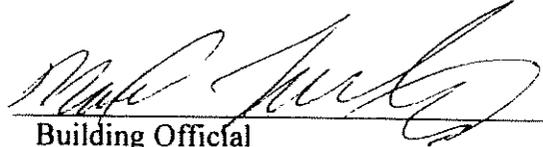
M Plumbing

M Mechanical

PLEASE NOTE:

The corrections marked "M" must be made within 30 days. Contact the Building Department to schedule a re-inspection appointment for completed items to be checked off. There is no fee for the re-inspection. However, should the items not be corrected at the scheduled second visit, or should the owner(s) or their representatives fail to be present on site, an additional \$60.00 will be charged for the third visit to the property.

Report Date: August 25, 2008


Building Official

Re-Inspection Date: _____
