COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

BUILDING AND SAFETY DIVISION
PROPERTY REHABILITATION SECTION
7807 SOUTH COMPTON AVENUE
LOS ANGELES, CALIFORNIA 90001
Telephone: ~~(323) 586-6541~~
Fax: ~~(323) 586-6526~~
www.dpw@lacounty.gov

IN REPLY PLEASE
REFER TO FILE: B-2

323
820-6514

CODE ENFORCEMENT PROGRAM IN LOS ANGELES COUNTY

The Building and Safety Division also handles Code enforcement issues that are not a public nuisance. These can be handled through either the criminal justice system or through civil action and fall into three primary areas:

- Unsafe Buildings

  These include buildings or structures which are structurally unsafe, or which constitute a hazard to safety or health or public welfare.

- Un-permitted Structures

  These include any structure that was built or altered without required permits and approvals.

- Non-inspected Work

  This includes work for which a permit was obtained, but which has progressed beyond a point without obtaining required inspections and approvals

In these cases, every effort is made to achieve voluntary compliance. When voluntary compliance is not attained, Code enforcement for un-permitted structures and non-inspected work primarily relies on the threat of criminal or civil action, and in some cases, formal prosecution. Unsafe or hazardous buildings should also follow due process procedures but can, in extreme cases, be abated by County forces or by private contract without notifying the property owner. This option can only be used if the general public is at risk, and not simply the occupants or owners of the property.

IP:hq B-2
P:REHAB\TOWNHALL\CODEENFOR

COUNTY OF LOS ANGELES

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DONALD L. WOLFE, Director

BUILDING AND SAFETY DIVISION
PROPERTY REHABILITATION SECTION
13523 TELEGRAPH ROAD
WHITTIER, CALIFORNIA 90605
~~Telephone: (562) 946-1390~~
~~Fax: (562) 906-8425~~
www.ladpw.org

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EJECUCIÓN DEL CÓDIGO EN EL CONDADO DE LOS ANGELES

La división de Estructuras y Seguridad también se encarga de problemas de ejecución del código que fastidian al público. Estos casos pueden ser manejados a través del sistema criminal o a través de acción civil y consisten en tres áreas primarias:

- Estructuras de Peligrosas

  Esto incluye edificios o estructuras que son considerados peligrosos de habitar, o que ponen en riesgo la salud y seguridad o el bienestar del público.

- Estructuras sin Permisos

  Esto incluye cualquier estructura que se construyó o se alteró sin la aprobación y permiso.

- Trabajo sin Inspecciones

  Esto incluye cualquier trabajo para el cual se obtuvo un permiso originalmente y se llevo a cabo sin haber obtenido permisos o aprobación.

En estos casos, se hace todo lo posible para lograr que voluntariamente todo trabajo este conforme al código. Si no se obtiene un acuerdo voluntario, la ejecución del código para estructuras sin permisos o trabajos sin inspección cuenta con amenazar de acción criminal o civil y en ciertos casos prosecución formal. Toda estructura peligrosa debe seguir el proceso conforme a la ley. En casos extremos, se disminuye el proceso por las fuerzas de Condado o por medio de un contratista privado aun sin haberle notificado al dueño de la propiedad. Esta opción está disponible solamente si el público en general está en peligro y no solo los inquilinos o dueños de la propiedad.

CC:pc
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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
Firestone District Office
7807 South Compton Avenue
Los Angeles, CA 90001

~~Telephone: (323) 586-6541~~
323
820-6514

Dear Property Owner,

Required permits for the existing structure(s) were not found in the office records, more information is needed to determine the legal status of the structure(s).

The Los Angeles County Assessor may have information in their records.

Obtain wet stamped or certified copies of the building records from the Assessor's Office. The Assessor's Office will release this information only to the assessed owner or to an authorized person designated by a notarized letter signed by the owner of the subject property.

You should first call the Assessor's Office to verify which office has the parcel records. The property must be identified by the Assessor's Identification Number (Property Tax Number).

Attached is a sample of the Building Description and "Footprint" of the improvement requested.

Los Angeles County Assessor
West District Office
6126 Bristol Parkway
Culver City, CA 90230
(310) 665-5300 (South of Slauson Ave. and East of Sepulveda Blvd.)

South East District Office
1401 East Willow Street
Signal Hill, CA 90755
(562) 256-1701 (South of the 405 Freeway and West of Cherry Ave.)

Sample

Form 1

Building Description Blank Index Wideturn

LOS ANGELES COUNTY ASSESSOR'S OFFICE

Book 1 Page 4

STREET NO. W

TRACT

PARCEL 16

LOT NO. 16 BLOCK NO.

EXAMINED BY DATE 12/28 1937

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Shingle, Double, Bungalow, Maverick, Residence, California, Dwelling, Cottage, Bungalow Court, Flat, Apartment, No. Units, Area per Unit, Factory, Church, School, Bldg., Garage, Barn, Shed, Poultry House	1 1½ 2 3 Story; Stucco, Rustic; Shakes, B & B; Siding; Sheet Steel T & G; Wide Siding; Adobe, Stucco; Vertical Siding; Plaster on Tile; Asbestos Siding; Brick Veneer; Corrugated Iron; Frame, Steel; Frame, Wood	Fireplace, Devils, Tiles Mantel, Gas Fireplace, No. Flues, Gas Radiators, Steam, Elec. Heaters, Electric Furnace, Floor Furnace, Wall Heaters, Air Conditioning	Steel Sash, Copper Screen, Tile-Tile, Plaster, Stone, Wood, Brick, Cornice Boxed
FOUNDATION	**ROOF**	**PLUMBING**	**INTERIOR FINISH**
Stone, Wood, Concrete, Brick, Cross Walls, Pillars, Steel Joists	Flat 1/4 1/2 3/4 Hip, Monitor, Gables, Dormers, Shed, Cupola, Copper, Shingle, Shakes, Gravel, Sheet Steel, Slate, Corrugated Iron, Composition, Compo Shingle, Tile-Tiles, Asb. Sh., Tile, 1/4 1/2 3/4 Full, Wood Steel Frame, Span ft., Quality med.	No. of Fix. 6, Cheap, Good, Medium, Special; Bath No. 1 2 3; Tub Floor; Lins; Tile Walls; Sinks; Shower; Grav. Tub; Slab; Tile Walls; Other Fixt.	Plaster Sand, Putty, Plaster Board, Interior Stucco, Hd. Rd. Maple Floor, Panelled, Walls Tint, Paper, Tabel, Sanitas, Unfinished, Wainscot, Plain, Ornamental
BASEMENT		**LIGHTING**	**BUILT-INS**
Full X, Part X, Part Deep, Ft.		Cheap, Good, Medium, Special	Refrigerator, Elec., Gas, Ice, Buffet, Bookcases, Talent Beds, Cedar Closets, Tongue Blinds

BUILT 1939

CLASSIFICATION Cheap, Fair, Medium, Good, Special 2½

Check Enclosed	B	1	2	3
Living Room ( )		1		
Bedrooms ( )		2		
Dressing Room ( )				
Bathroom ( )		1		
No Tub				
Kitchen		1		
Dining Room		1		
Flank ( )				
Hdwd. Floors		3		
Hdwd. Finish				

BUILDING VALUES

Year	1948
No. of Square ft.	834
At $	2
Building Value	1668
Basement Value	
Heating Value	
Garage Value	90
Outbuildings Value	
Total Value	1758

F. O. by Date % F. C. Val.

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1940			1758	880					
47	6/12			1080					
57	4.10			1190					

AMENDED FOR 1957

LOCATION IF CUT

BY

DATE

E. ON H.B. ON

BY

DATE

Gar. Conc.-Comp. Stucco Ext. Double Doors 20x20 = 400

Garage 10x18 = 180 ft @ .50 = $90

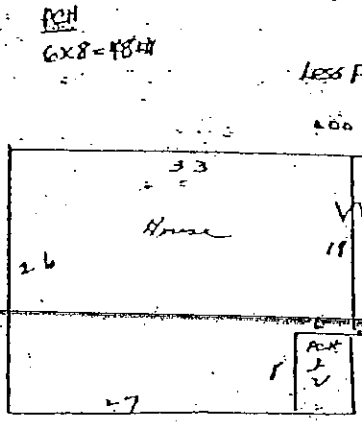
Home 26x35 = 910 6x18 = 108 804 ft

Less PCH or (6) = 24 81 ft

Add Cut Corners.

PCH 6x8 = 48 ft

17x10 = 170 990 ft



OWNER'S NAME	Highland Properties	Recorder's Doc.	DATE	Recorder AMOUNT
C. F. CHECKED		83363	8/4/39	2 95
COMPT. CHECKED				
E. ON H. B.				
COMPARED				

Front Side

Back Side

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
REHABILITATION SECTION
900 South Fremont Avenue
Alhambra, CA 91803
(626) 458-3193

JOB ADDRESS: 1318 W. 102ND ST.

THIS PROPERTY IS BEING INVESTIGATED TO DETERMINE SUBSTANDARD CONDITIONS. UNTIL A COPY OF OUR LETTER TO THE OWNER IS ATTACHED TO THIS CARD, DO NOT ISSUE ANY PERMITS (EXCEPT FOR DEMOLITION) WITHOUT FIRST CHECKING WITH THE UNDERSIGNED.

DATE: 4/16/09

INSPECTOR: E. Gomez

20-0029 B&S DPW Rev. 6/01