



CITY OF GARDEN GROVE
FIRE DEPARTMENT

Tel: (714) 741-5600
Fax: (714) 741-5640

9/22/2016

Joey Zimmer
Pandanus Consulting
(941) 727-8866

RE: Records Search for 12091 Bayport St., Garden Grove CA

Dear: Mr. Zimmer:

Enclosed are the records found concerning the history of the above-mentioned site(s), especially as it pertains to fire code violation history, permits, the use, storage, or disposal of hazardous substances, and the installation or removal of underground flammable or combustible liquid storage tanks.

The City of Garden Grove Fire Department has utilized its best efforts to locate the records requested. However, the City makes no representation as to the accuracy of the records or that all records requested were retained or located. The City does not provide records on spills, leaks or clean-up, as that information is provided through the County of Orange Health Dept.

Sincerely,

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

Thanh Nguyen
Fire Captain/Senior Fire Protection Specialist

GARDEN GROVE FIRE DEPARTMENT
Life Safety & Hazardous Materials Disclosure Program

11301 Acacia Parkway, Garden Grove, CA 92842
 Bus 714-741-5600 Fax 714-741-5640

File # 2019
 Fire District 2326
 Inspector FPB Shift N
 Next Insp 9 / 2015

Occupant or DBA	CRYSTAL VIEW APTS. <u>11 Buildings</u>	Business Telephone	714 750-6771
Address	12091 BAYPORT St	Suite	Zip 92840
Business Owner	MG PROPERTIES	Telephone	909 609-6916
Emergency Contact	Ben <u>402 JMWAs</u>	Telephone	951 368-4732
Group	A3a	Load	89
Sprinklers	F/P/N	F	5 yr. Cert. 11 / 2008
Haz Mat	<input type="checkbox"/>		

Fire Permits 251018 ASSEMBLY A-3a 50-300 occupant load,

An inspection at the above location/occupancy revealed the following violations(s) :

ACCESS/SIGNS

- Provide outside Knox Box (CFC 506.1)
- Remove obstructions to fire apparatus access (CFC 503.4)
- Provide address visible from the street (CFC 505.1)
- Provide hazardous materials warning signs (CFC 2703.5)
- Post maximum occupancy load sign (CFC 1004.3)

EXITS

- Provide/maintain approved panic hardware (CFC 1008.1.10)
- Remove locks, chains, bolts or bars from exit door (CFC 1008.1.9)
- Remove exit obstruction (CFC 1003.6)
- Provide illuminated exit sign(s)/emergency lights (CFC 1011.1)

HOUSEKEEPING

- Remove combustible decorative material (CFC 807.1.2)
- Remove storage under stairway (CFC 315.3.2)
- Storage of combustible materials shall be orderly & away from heat source (CFC 315.3)

ELECTRICAL SAFETY PRECAUTIONS

- Discontinue use of extension cords (CFC 605.5)
- Keep 30" clear for access in front of electrical panel (CFC 605.3)
- Provide/replace electrical Cover Socket Power Strip (CFC 605.1)

NO VIOLATIONS ("Cleared" section must be dated)

FIRE PROTECTION EQUIPMENT AND SYSTEMS

- Provide ___ extinguishers ___2A10BC ___40BC ___K (CFC 906.1)
- Service and tag extinguisher(s) (CFC 901.6)
- Hang extinguisher(s) 3.5'-5' from floor (CFC 906.9)
- Clean filters, ducts, hood above cooking surface (CFC 904.1)
- Service auto-extinguishing system semi-annually (CFC 904.11.6.2)
- Annual cert/ for sprinkler/standpipe system (Title 25 Sect. 5.2.1)
- 5 yr certification on sprinkler/standpipe system (Title 19, Sect. 904)
- Annual fire detection alarm maintenance record (CFC 901.6)

STORAGE

- Lower storage ___ 18" below sprinklers or 2' from ceiling (CFC 315.3.1)
- Secure compressed gas cylinders (CFC 5303.5.3)
- Post Business License Fire Dept. Permit (CFC 105.3.5)

HAZ-MAT SAFETY PRECAUTIONS

- Provide approved cabinet if more than 10 gal. flammable liquids (CFC 5704.3.4.4)
- Provide approved safety container(s) for flammable liquids (CFC 5704.3.1)

Cleared ___/___/___ Mailback card due ___/___/___ Re-inspection date 12/9/15 Final Notice ___/___/___

NOTES
 Email Cert
 A few comments

Business representative signature _____ Date _____
 Print Inspector Name J. Stullman Employee ID # 4407 Date 11-23-15

**Violation List for
CRYSTAL VIEW APTS.
12091 BAYPORT St**

Date Issued	Date Cleared	Code #	Violation Description
11/24/2015	12/10/2015	Title 19, Sec.	5 yr. certification on sprinkler / standpipe system.
12/01/2012	07/11/2013	CFC 605.1	Provide/ replace electrical
12/01/2012	07/11/2013	CFC 1006.1	Provide and maintain approved emergency lighting.
12/01/2012	07/11/2013	CFC 605.3	Keep 30" clear in front of elec. panel
12/01/2012	07/11/2013	CFC 605.6	Discontinue use of extension cords.
12/01/2012	07/11/2013	Title 19, Sec.	5 yr. certification on sprinkler / standpipe system.
03/10/2011	03/10/2011		Trash room door , Build #9 needs new closer
01/06/2011	03/10/2011		Check all lights
01/06/2011	03/10/2011		Fire Door building 11 - 2nd floor not closing; #5 - 202 not closing
01/06/2011	03/10/2011		Emergency light by #1-309 not working; staircase by #3 - 307; #5 - 1
01/06/2011	03/10/2011		Trash Chute Doors - Build #3 - 2nd/3rd floor; Blvd. #5 - 2nd floor #5-
01/06/2011	03/10/2011		Install new access panel in hallway by #4 - 112
01/06/2011	03/10/2011		Remove Sticker by Laundry Room 1 (Exit Sign); Clean behind Dryer
01/06/2011	03/10/2011	CFC 1006.1	Provide and maintain approved emergency lighting.
11/23/2009	03/15/2010		Bldg 11 - smoke detectors
11/23/2009	03/15/2010	CFC 901.6	Service and tag Fire Extinguishers.
11/23/2009	03/15/2010		Office 2nd floor - ceiling tile, move carpet, fix opening in drywall, label
11/23/2009	03/15/2010		Exit door bldg 9 - 109- swing speed. Bldg 3- exit door seal (306-307
11/23/2009	03/15/2010		Drain spa and pool. Outdoor spa - remove ext. cord.
11/23/2009	05/03/2010		Trash chute Bld 5, 9, 10,
11/23/2009	03/15/2010		Emergency lights - Bldgs 2, 4, 5, 8, 9, 10, 11
11/23/2009	03/15/2010		Exit sign in parking garage, on all exit doors, label door to 2nd floor
11/23/2009	03/15/2010		Put back electrical panel. Label all rooms with electrical panels.
11/23/2009	03/15/2010		Remove space heater.
11/23/2009	03/15/2010	CFC 3003.5.1	Secure compressed gas cylinders.
11/23/2009	03/15/2010		quarterly certification sprinkler system / alarm system
11/23/2009	03/15/2010	CFC 906.1	Provide extinguisher(s)
11/23/2009	03/15/2010	CFC 1011.2	Provide illuminated exit sign(s).
10/08/2008	03/31/2009		multiple emergency lights/ exterior e-lights
10/08/2008	03/31/2009		Building 1 laundry room - hole in wall.
10/08/2008	03/31/2009		Building 3 phone room - fire stop -clean up- balloon and oil bottle.
10/08/2008	03/31/2009		All hallway corridors.

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10/08/2008	03/31/2009		All trash door and shoots.
10/08/2008	03/31/2009		Multiple door violations.
10/08/2008	03/31/2009		Clean all laundry room dust / lint.
10/08/2008	03/31/2009		Bldg #11 exit light
10/08/2008	03/31/2009		East garage storage housekeeping
10/08/2008	03/31/2009		Parking structure - closet door lay down.
10/08/2008	03/31/2009	CFC 3404.3.	Provide approved safety container(s) for flammable liquids.
10/08/2008	03/31/2009	CFC 3404.3.	Provide approved flammable liquid cabinet
10/08/2008	03/31/2009	CFC 605.3	Keep 30" clear in front of elec. panel
10/08/2008	03/31/2009	CFC 605.6	Discontinue use of extension cords.
10/08/2008	03/31/2009	CFC 1004.3	Post maximum occupancy load sign
10/08/2008	03/31/2009	Title 19, Sec.	5 yr. certification on sprinkler / standpipe system.
10/08/2008	03/31/2009	CFC 1011.2	Provide illuminated exit sign(s).
10/08/2008	03/31/2009	CFC 1008.1.1	Remove locks, chains, bolts or bars from exit door.
11/15/2007	12/20/2007		Maintain all fire doors at all times.
11/15/2007	12/20/2007		Clean lint traps
11/15/2007	12/20/2007		Maintain all trash shoots
11/15/2007	12/20/2007	8509.2	Provide/ replace electrical socket - Aerobic Room
11/15/2007	12/20/2007	Title 19, Sec.	5 yr. certification on sprinkler / standpipe system.
11/15/2007	12/20/2007	CFC 906.1	Provide extinguisher(s)
11/15/2007	12/20/2007	CFC 1011.2	Provide illuminated exit sign(s).
11/15/2007	12/20/2007	CFC 1008.1.1	Provide approved panic hardware
01/11/2007	12/20/2007		3rd floor, trash chutes Bldg 5 and bldg 3 (there is also a hole in this 1
01/11/2007	12/20/2007		3rd floor - Hallway doors, Bldg 1 - door by the 301-309 sign does not
12/19/2006	12/20/2007		Maintenance shop - wiring in shop in need of adjusting to ensure better
12/19/2006	12/20/2007		Maintenance shop ceiling needs inspection for ambient moisture problem
12/19/2006	12/20/2007		Emergency light not working by the door in Bldg 4 closest to #4-218
12/19/2006	12/20/2007		2nd floor - Bldg 2 hallway doors, both doors in between Bldg 2 and E
12/19/2006	12/20/2007		2nd floor - Bldg 1 & Bldg 3 trash room - trash chute does not close.E
11/03/2005	12/20/2007	CFC 2501.16	Post max occ. load- gym and recreation room.
11/03/2005	12/20/2007	1207.03	Remove dead bolt from the door at the rear of the gym.
11/03/2005	12/20/2007	1103.2.1.5	Maintain the lint collection in the rear of the dryers.

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Date Issued	Date Cleared	Code #	Violation Description
11/03/2005	12/20/2007	1111.2	Fire doors shall be serviced to working order.
11/03/2005	12/20/2007	CFC 1212.4	Provide illuminated exit sign(s). all floors- al exits
11/03/2005	12/20/2007	1211	Emergency lighting shall be installed in the hallways throughout all fl
11/03/2005	12/20/2007	1111.2	Trash chute hatches shall self-close in any building that contains dur
05/18/2004	08/17/2004	1211	Service emergency light in the stairwell between Bldgs 10 and 11 on 1
05/18/2004	08/17/2004	1111.2	Remove door holder on laundry room door.- Bldg 11
05/18/2004	08/17/2004	1111.2	Service smoke doors: bldg 9 - interior and exterior doors by apt 109,
05/18/2004	08/17/2004	1211	Replace missing emergency light on stairwell between 1st and 2nd f
05/18/2004	08/17/2004	8504	Repair electric panel near apt 105- the frame appears to be pulling c
05/18/2004	08/17/2004	1001.5	Replace breaker bar for fire alarm pull near apt 102 - bldg 8 ; near a
05/18/2004	08/17/2004	8504	Repair light fixture falling off wall on first floor near fire bell - bldg 7
05/18/2004	08/17/2004	1111.2	Service fire-door near apt. 302,208, and 201 - bldg 7
05/18/2004	08/17/2004	1002.7	Service fire extinguisher near apt 304 - bldg 7
05/18/2004	08/17/2004	1002.7	Replace breaker bar for fire alarm pull near apt.111 - bldg 6.
05/18/2004	08/17/2004	1002.7	replace breaker bar for fire alarm pull near apt. 201 and the laundry
05/18/2004	08/17/2004	1002.7	Service fire extinguisher near apt 309 - bldg 5
05/18/2004	08/17/2004	1111.2	Service fire doors: by apts 302, 311 leading to bldg 6, and 211 - bldg
05/18/2004	08/17/2004	1002.7	Replace missing fire extinguisher near apt 105 - bldg 4
05/18/2004	08/17/2004	1001.5	Replace breaker bar for the fire alarm pull near apts 207, 101,108, a
05/18/2004	08/17/2004	1111.2	Service fire doors: by apts 317, 207, 108 - bldg 4
05/18/2004	08/17/2004	1001.5	Replace breaker bar for fire alarm pull near laundry room - bldg 3
05/18/2004	08/17/2004	1001.5	Service fire extinguisher in laundry room.- bldg.3
05/18/2004	08/17/2004	1211	Service emergency light in stairwell near apt 212 - bldg 3
05/18/2004	08/17/2004	111.2	Service trash room hatch to self close.
05/18/2004	08/17/2004	1111.2	Service fire doors : stiarwell and corridor doors near apt. 307; 313; c
05/18/2004	08/17/2004	1002.7	Replace missing fire extinguisher near apt. 210, bldg 2
05/18/2004	08/17/2004	1001.5	Replace breaker bar for fire alarm pull near stairwell by apt. 213 and
05/18/2004	08/17/2004	1111.2	Service smoke doors on the 3rd. floor near apts 301 and 320.
05/18/2004	08/17/2004	1211	Repair emergency light in stairwell between first and second floors. .
05/18/2004	08/17/2004	1111.2	Repair trash chute door on first and 3rd floors - bldg 1.
05/18/2004	08/17/2004	902.4	Repair wiring to Knox switch at the Bldg 9 exit drive gate. It is curren
05/18/2004	08/17/2004	902.4	Repair Knox Box lid by gate between bldgs 7 & 8.

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Date Issued	Date Cleared	Code #	Violation Description
05/18/2004	08/17/2004	903.4	Add bollards along the drive off Adrian St. into the lower parking to p
05/18/2004	08/17/2004	1207.1	Remove door handle and door closer in upper parking area where d
05/18/2004	08/17/2004	1002	Provide (3) 2A10BC rated fire extinguishers in the recreation room an
05/18/2004	08/17/2004	1207.3	Remove chains from double doors leading from the recreation room
05/18/2004	08/17/2004	7406	Secure helium tanks.
05/18/2004	08/17/2004	1002	Mount fire extinguishers in main building as noted during the fire insj
05/18/2004	08/17/2004	1001.5	Provide annual testing to fire alarm system, and quarterly testing to t
08/28/2003	12/02/2003	1001.5	Replace sprinkler heads in all the dumpster rooms. Heads were pai
08/28/2003	12/02/2003	902.4	Repair or replace all pedestrian gate Knox Boxes. Most were inoper
08/28/2003	12/02/2003	902.4	When repairs are completed to new gate hardware, replace keys in
08/28/2003	12/02/2003	1207	Repair all pedestrian gates; door hardware is non-functioning on mo
08/28/2003	12/02/2003	1001.5	Provide service to fire extinguisher near Apt 108 - Building 11
08/28/2003	12/02/2003	1001.5	Repair pull station next to fire door near Apts. 111 & 201 - Building 1
08/28/2003	12/02/2003	1103.3	Remove trash from the floor in the garbage room near Apt 209 - Bui
08/28/2003	12/02/2003	1001.5	Replace painted fire sprinkler heads near rooms 302. Building 10, 3r
08/28/2003	02/02/2003	111.2.1	Repair trash chute door in trash room. Building 10, 2nd floor, & 3rd f
08/28/2003	12/02/2003	1103.3	Remove trash from the floor in the garbage room near Apt. 209 - Bu
08/28/2003	12/02/2003	1001.5	Replace painted fire sprinkler heads near rooms 302. Building 9, 3rc
08/28/2003	12/02/2003	1103.3	Remove trash from the floor in the garbage room near Apt. 301- Bui
08/28/2003	12/02/2003	1103.3	Remove the trash from the floor in the garbage room near Apt 201 -
08/28/2003	12/02/2003	1103.3	Remove trash from the floor in the garbage room near Apt. 101 - Bu
08/28/2003	12/02/2003	1001.5	Repair pull station next to the fire door near Apt. 109.-Building 9, 1st
08/28/2003	12/02/2003	1001.5	Replace painted fire sprinkler heads near rooms 310 & 301 - Buildin
08/28/2003	12/02/2003	1001.5	Provide service to emergency light in the stairwell near Apt. 210. Re
08/28/2003	12/02/2003	1001.5	Replace painted fire sprinkler head near room 308. Repair pull static
08/28/2003	12/02/2003	1001.5	Replace damaged fire sprinkler head near Apt. 211.-Building 7, 2nd
08/28/2003	12/02/2003	1111.2	Repair the fire door in the corridor near Apt. 201, the fusible link nee
08/28/2003	12/02/2003	1001.5	Provide service to fire extinguisher near Apt. 306.-Bulding 6, 3rd flo
08/28/2003	12/02/2003	1002.7	Replace missing fire extinguisher in hose cabinet near Apt. 106 - Bu
08/28/2003	12/02/2003	8504	Remove screw and repair electric panel door to latch and lock prope
08/28/2003	12/02/2003	1001.5	Replace the painted fire sprinkler heads.- Building 5, 3rd floor.
08/28/2003	12/02/2003	1111.2	Repair the fire door in the corridor; the fusible link needs to be replac

**Violation List for
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12091 BAYPORT St**

Date Issued	Date Cleared	Code #	Violation Description
08/28/2003	02/02/2003	1111.2.1	Repair trash chute door in the trash room. Building 5, 2nd floor.
08/28/2003	12/02/2003	1001.5	Replace hammer on pull box for alarm system. Building 5, 2nd floor.
08/28/2003	12/02/2003	1111.2	Repair fire door to close and latch properly in stairwell. Building 5, 2r
08/28/2003	12/02/2003	1001.5	Replace hammer on the pull box for alarm system. Building 5, 1st flc
08/28/2003	12/02/2003	1111.2	Repair the fire door to the trash room to close and latch properly. Bu
08/28/2003	12/02/2003	8509.2	Provide housekeeping to storage room near Apt. 109 to allow acces
08/28/2003	12/02/2003	1002.7	Replace missing fire extinguisher in hose cabinet near Apt. 103 and
08/28/2003	12/02/2003	1111.2	Repair fire door to close and latch properly in the corridor.-Building 4
08/28/2003	12/02/2003	1001.5	Replace the hammer on the pull box for alarm system. Building 4, 3r
08/28/2003	12/02/2003	1001.5	Replace hammer on the pull station in mid-corridor area. Building 4,
08/28/2003	12/02/2003	1001.5	Repair emergency light towards the pool (south side).- Building 4, 2
08/28/2003	12/02/2003	1111.2	Repair fire door(s); latching mechanism is not working properly.- Bu
08/28/2003	12/02/2003	1001.5	Repair the pull stations near Apt. 101, the mid corridor and near the
08/28/2003	02/02/2003	1111.2.1	Repair trash chute door in trash room. Building 1, 3rd floor.
08/28/2003	12/02/2003	1001.5	Building 1, 3rd floor: Replace the painted fire sprinkler heads betwee
08/28/2003	12/02/2003	1001.5	Building 1, 3rd floor. Repair pull station next to fire door near Apt. 30
08/28/2003	12/02/2003	902.4	Main Office. Front door Knox Box had keys that were out-dated. Nev
06/17/2002	07/11/2013	1109	CLEAN THE LINT FROM BEHIND THE DRYERS
06/17/2002	07/11/2013	902.4	REPLACE THE MISSING KEYS IN THE KNOX BOXES
06/17/2002	07/11/2013	1111.2	REPAIR THE MAGNETIC DOOR HOLDERS OR REPLACE OR RE
06/17/2002	07/11/2013	1111.2	REPAIR ALL FIRE DOORS TO CLOSE PROPERLY
06/17/2002	07/11/2013	1211	REPAIR THE EMERGENCY LIGHTS IN THE EXIT STAIRWELLS
06/17/2002	07/11/2013	8504	REPAIR THE ELECTRIC JUNCTION BOX IN THE PARKING STRU
06/17/2002	07/11/2013	1111.2	SERVICE BOTTOM DOOR OF THE TRASH CHUTES
06/17/2002	07/11/2013	1001.4	PROVIDE 4 MORE FIRE EXTINGUISHERS
06/17/2002	07/11/2013	1111.2	REPAIR TRASH CHUTE DOORS TO CLOSE.
06/17/2002	07/11/2013	103.4.1.2	PROVIDE ANNUAL CERT ON ELEVATORS
06/17/2002	07/11/2013	1203	REPAIR EXIT DOORS IN THE PARKING GARAGES THAT ARE W
06/17/2002	07/11/2013	2501	POST OCCUPANT LOAD SIGN OF 220 OR LESS IN THE CLUBH
06/17/2002	07/11/2013	1001.5	PROVIDE SERVICE TO FIRE ALARM SYSTEM, PROVIDE 5 YR C

Inspection # :021681 1.Insp_Date:06-21-02
 2. Permit # :
 3. Address :12091 BAYPORT ST
 4. Business Name/DBA :BAYPORT APARTMENTS
 5. Address Info : 6.Buslic :137435
 7. Business Owner :BAYPORT APARTMENTS
 8. Business Address :12091 BAYPORT ST 10.Bus Phone750-6771
 9. Business CityStZip:GARDEN GROVE CA 92840 11.EmerPhone310-795-8899

 12.Occ Group :R1 16.5yr Cert. :4-22-93 20.MBCC :
 13.Occ Load : 17.FDC loc :JR SYSTEM NO FD 21.Clear date :
 14.No of Ext :30.30 18.Haz Mat'l :N 22.InspectorId:2512
 15.Sprinklers:Y 19.ReInsp date:07-25-02 WAIDELICH, SUSAN C

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Violation Code Violation description

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- 1 1001.5 PROVIDE 5 YR SERVICE TO STANDPIPE HOSES
- 2 2501 POST OCCUPANT LOAD IN CLUBHOUSE
- 3 1001.5 PROVIDE ANNUAL SERVICE AND TETING TO FIRE ALARM SYSTEM
- 4 1001.5 PROVIDE 5 YR CERTIFICATION TO SPRINKLER SYSTEMS
- 5 1203 REPAIR EXIT DOORS IN PARK.GAR.THAT ARE WELDED SHUT
- 6 1001.5 PROVIDE INCREASED SPRINKLER PROT. IN PARK.GARAGES
- 7 OBTAIN PERMIT FOR SPRINKLERS INSTALLED THERE.

Permit # :
 3. Address :12091 BAYPORT ST
 4. Business Name/DBA :BAYPORT APARTMENTS
 5. Address Info : 6.Buslic :137435
 7. Business Owner :BAYPORT APARTMENTS

8. Business Address :12091 BAYPORT ST 10. Bus Phone 750-6771
9. Business CityStZip:GARDEN GROVE CA 92840 11. EmerPhone 310-795-8899

12. Occ Group :R1 16. 5yr Cert. :4-22-93 20. MBCC :
13. Occ Load : 17. FDC loc :JR SYSTEM NO FD 21. Clear date :
14. No of Ext :30.30 18. Haz Mat'l :N 22. InspectorId:5190
15. Sprinklers:Y 19. ReInsp date:12-17-98 LUKAS JR, EDWARD F

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Violation Code Violation description

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- 1 UFC 1211 MAINTAIN LIGHTING IN ALL EXIT STAIRWELLS.
- 2 UFC 1002.1 REPLACE BREAK GLASS HAMMERS WHERE NEEDED ON MANUAL PULL
- 3 FIRE ALARM STATIONS
- 4 UFC 1112.2 ALL ENTRY DOORS AND TRASH CHUTE DOORS SHALL BE SELF
- 5 CLOSING AND SELF LATCHING.
- 6 UFC 1112.1 REPAIR FIRE RESISTIVE CONTRUCTION AROUND TRASH CHUTES.
- 7 UFC 8507 MULTI-PLUG ADAPTERS THAT DO NOT COMPLY WITH THE