



Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Wednesday, April 15, 2020

CASE# 179376

13182 ASPENWOOD AVE - R-1-6

Actions: [Re-open](#) | [Print](#) | [PDF](#) | [Audit](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

Case closed. Approved by David Dent on 12/11/19.

[Other closed cases](#)

Report

[Inspections](#)

[Notice Letters](#)

[Photos](#)

[Documents](#)

[Invoices](#)

[Comments](#)

Reactive Report

[Edit](#) | [Delete](#)

Inspector: Marcos Valadez **RD#** 164

Date/Time: 05/03/19 - 01:31 PM **N.O.V Date:**

Reinspection: [Timestamp now](#) **Closed Date:** 12/11/19

Referred to N.I.:

COMPLAINING PARTIES

Name: [REDACTED] **Phone:** [REDACTED]

Address: [REDACTED]

VIOLATION CODE:

None.

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

Possible Illegal unit.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: ANA V SAIGNES **Phone #:** 714-964-9977

Address: 13182 ASPENWOOD AVE, GARDEN GROVE, CA 92840



May 13, 2019

ANA V SAIGNES

PO BOX 5473

HUNTINGTON BEACH CA 92615-5473

Subject: 13182 ASPENWOOD AVE (APN 231-102-11) VIOLATION REPORT

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods and the quality of life for the residents of Garden Grove. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. On April 29, 2019, an inspection was conducted and the following violation(s) of the Garden Grove Municipal Code (GGMC), California Health & Safety Code (HSC), California Building Code (CBC) and/or International Property Maintenance Code (IPMC) have been observed at your property:

GGMC 9.32.18(C) Regulatory codes, statutes, and ordinances heretofore or hereinafter enacted by the City, State of California, or any other legal entity or agency having jurisdiction - [HSC 17920.3 (13) Visible Mold] Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use. **All mold present must be tested in accordance with [GGMC 18.04.010 Code Adoption - IPMC Section(s) §105.3, §105.3.1, and §105.3.2] – Required Testing, Testing Methods by an approved and certified mold specialist. Report must be submitted to the Code Official and all remediation must be done in accordance with mold damage restoration best practices by certified professionals.**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §108.1.3 Structure unfit for human occupancy - A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. **This structure lacks necessary heating facility. There were no heating elements present during the inspection such as a wall heater or floor furnace. There was no thermostat present that would indicate heating element(s). [HSC 17920.3(6) Lack of adequate heating] This unit cannot be used for habitation without proper heating elements**

GGMC 18.04.010 Code Adoption (CBC Section §R314.3.2) Smoke Alarms - Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that no longer function shall be replaced. **All smoke alarms must be functioning and in good working order.**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §404.6(2) Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements: The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided. **There was no kitchen present in this unit. A lack of kitchen does not meet minimum occupancy requirements. [HSC 17920.3 (3) Lack of, or improper kitchen sink]. This unit cannot be used for habitation without proper and functioning kitchen.**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §404.6(3) Efficiency unit. 3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower. **A separate bathroom must be provided for occupancy purposes. This unit cannot be used for habitation**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §403.2 Ventilation | Bathrooms & Toilets Rooms – Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

GGMC 18.04.010 Code Adoption- IPMC Section(s) §702.4 Emergency escape openings- Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for a normal operation of the escape and rescue opening.

GGMC 18.04.010 Code Adoption - CBC Section(s) §105.1.Permits required - Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building structure, or facilities or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. **The following items have been noted and must be either legalized or restored to their original condition:**

- 1) There is an unpermitted laboratory (toilet) room**
- 2) The garage has been altered/converted to unpermitted habitable space**
- 3) There is a shower installed inside living space it must be removed immediately**
- 4) Patio cover has unpermitted alterations**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin **now** and should be completed with **thirty (30)** days from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged or a citation may be issued.

We would appreciate your assistance and cooperation in this matter. If you have any questions, or would like to schedule an appointment to meet in person, please call (714)741-5355. My office hours are 7:00 a.m. to 9:00 a.m. and 4:00p.m. to 5:00p.m. Monday through Friday. City Hall is closed every other Friday.

Marco Valadez
Code Enforcement Officer

Cc: File
Pete Roque, Code Enforcement Supervisor



May 13, 2019

ANA V SAIGNES
13182 ASPENWOOD AVE
GARDEN GROVE CA 92840

Subject: 13182 ASPENWOOD AVE (APN 231-102-11) VIOLATION REPORT

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods and the quality of life for the residents of Garden Grove. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. On April 29, 2019, an inspection was conducted and the following violation(s) of the Garden Grove Municipal Code (GGMC), California Health & Safety Code (HSC), California Building Code (CBC) and/or International Property Maintenance Code (IPMC) have been observed at your property:

GGMC 9.32.18(C) Regulatory codes, statutes, and ordinances heretofore or hereinafter enacted by the City, State of California, or any other legal entity or agency having jurisdiction - [HSC 17920.3 (13) Visible Mold] Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use. **All mold present must be tested in accordance with [GGMC 18.04.010 Code Adoption - IPMC Section(s) §105.3, §105.3.1, and §105.3.2] – Required Testing, Testing Methods by an approved and certified mold specialist. Report must be submitted to the Code Official and all remediation must be done in accordance with mold damage restoration best practices by certified professionals.**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §108.1.3 Structure unfit for human occupancy - A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. **This structure lacks necessary heating facility. There were no heating elements present during the inspection such as a wall heater or floor furnace. There was no thermostat present that would indicate heating element(s). [HSC 17920.3(6) Lack of adequate heating] This unit cannot be used for habitation without proper heating elements**

GGMC 18.04.010 Code Adoption (CBC Section §R314.3.2) Smoke Alarms - Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that no longer function shall be replaced. **All smoke alarms must be functioning and in good working order.**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §404.6(2) Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements: The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided. **There was no kitchen present in this unit. A lack of kitchen does not meet minimum occupancy requirements. [HSC 17920.3 (3) Lack of, or improper kitchen sink]. This unit cannot be used for habitation without proper and functioning kitchen.**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §404.6(3) Efficiency unit. 3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower. **A separate bathroom must be provided for occupancy purposes. This unit cannot be used for habitation**

GGMC 18.04.010 Code Adoption - IPMC Section(s) §403.2 Ventilation | Bathrooms & Toilets Rooms – Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

GGMC 18.04.010 Code Adoption- IPMC Section(s) §702.4 Emergency escape openings- Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for a normal operation of the escape and rescue opening.

GGMC 18.04.010 Code Adoption - CBC Section(s) §105.1.Permits required - Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building structure, or facilities or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. **The following items have been noted and must be either legalized or restored to their original condition:**

- 1) There is an unpermitted laboratory (toilet) room**
- 2) The garage has been altered/converted to unpermitted habitable space**
- 3) There is a shower installed inside living space it must be removed immediately**
- 4) Patio cover has unpermitted alterations**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin **now** and should be completed with **thirty (30)** days from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged or a citation may be issued.

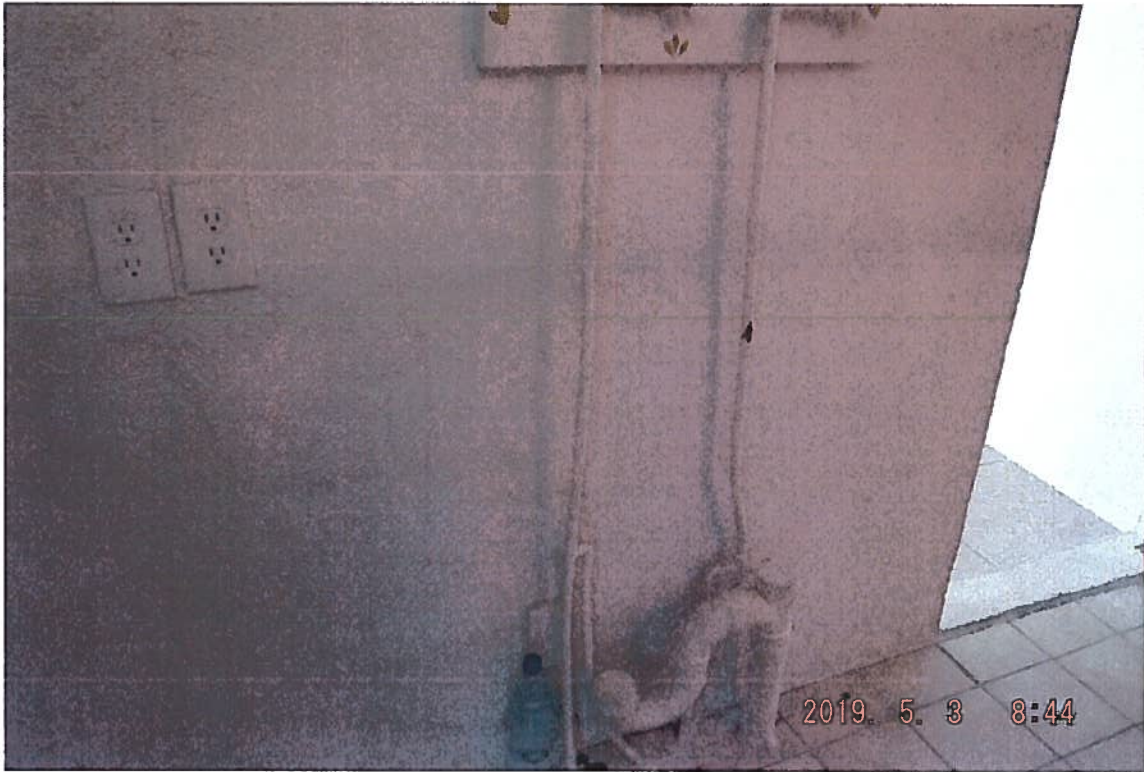
We would appreciate your assistance and cooperation in this matter. If you have any questions, or would like to schedule an appointment to meet in person, please call (714)741-5355. My office hours are 7:00 a.m. to 9:00 a.m. and 4:00p.m. to 5:00p.m. Monday through Friday. City Hall is closed every other Friday.

Marco Valadez
Code Enforcement Officer

Cc: File
Pete Roque, Code Enforcement Supervisor









BOLSA MEDICAL GROUP
Pediatric Department
10362 Bolsa Avenue
Westminster CA 92683
Tel: (714) 531-4443 Fax: (714) 531-7064

Date: 4/30/2019

To whom this may concern,

Paula Hernandez has been seen in my clinic for evaluation of wheezing and coughing. She has been diagnosed with intermittent asthma. The living condition in the apartment she is in right now is not safe for her due to mold. Mold has been known to trigger asthma attack. I recommend that mold could be removed for patient's health or if the patient and mother to be moved to different unit. This is important for patient's health and her asthma treatment.

Please do not hesitate to contact me if you have any question.

Sincerely,

Emily Nguyen, MD.

2019. 5. 3 8:45



2019. 5. 3 8:48





