

El Dorado Motel
1351 N. Main Street
Salinas, Ca 93906
APN: 003-381-003-000

The above-mentioned structure has been found by the building code official to be unsafe, unfit for human occupancy, or unlawful pursuant to the provisions of 2009 International Property and Maintenance Code (IPMC) and 2010 California Fire Code (CFC), as adopted by the Salinas City Code chapter 9.

The following is a list of conditions that exist on the above property in violation of CFC and IMPC and proposed solutions to remedy the violations:

CFC 304.14: Waste accumulation prohibited

- Remove combustible materials stored outside

CFC 315.2.2: Means of egress shall not be blocked in exits or exit enclosures

- Remove combustible materials below exit stairs

CFC 315.3: Outside Storage of combustible materials shall not be located within 10 feet of a property line

- Remove combustible materials outside

CFC 901.6: Fire detection, alarm, and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipments shall be inspected, tested and maintained or removed.

- Smoke alarms inoperable in several rooms
- Smoke alarms missing in some rooms
- Smoke alarms more than 10 years old shall be replaced
- Keep a testing log of monthly smoke alarm testing
- Service sprinkler system

CFC 906.2: Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and California Code of Regulations, Title 19, Division 1, Chapter 3.

- Service for fire extinguishers required annually
- Inspection for fire extinguishers required monthly

CFC 605.1: Electrical hazards shall be abated

- Repair open electrical plugs and switches
- Repair open electrical wiring
- Repair or replace all illegally wired outside walkway lights that are in disrepair
- Cover all open electrical boxes

CFC 701.2: Where any components in this chapter are not maintained and do not function as intended, or do not have the fire resistance required by the code under which the building was constructed, such components or a portion thereof shall be deemed an unsafe condition.

- Remove combustible/flammable liquid in storage room
- Close ceiling access
- Repair all openings in walls and ceiling

CFC 603.1: Installation of non-portable fuel gas appliances shall comply with the California Mechanical Code

- Repair open gas and sewer lines in laundry room
- Repair defective mechanical and plumbing

CFC 1006.1: The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

- Install exist signs and emergency lights on all second floor exit walkways.

IPMC 108.1.1: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction that partial or complete collapse is possible.

- Repair wet rot damage to building framing (See Exhibit A-2, Scope of Work, item B.1.)
- Repair damaged concrete floors. (See Exhibit A-2, Scope of Work, item B.2.)
- Repair damaged exterior wall surfaces (See Exhibit A-2, Scope of Work, item B.3.)
- Repair dilapidated hot tub and support cavity (See Exhibit A-2, Scope of Work, item B.1.)

IPMC 108.1.2: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

- Repair dilapidated gas piping (See Exhibit A-2, Scope of Work, item C.1.)
- Ensure access to hot water (See Exhibit A-2, Scope of Work, item C.2.)
- Repair malfunctioning gas water heaters and lack of combustion air (See Exhibit A-2, Scope of Work, item C.3.)
- Repair malfunctioning hot water recirculation piping systems (See Exhibit A-2, Scope of Work, item C.4.)
- Repair non-operational hotel laundry systems (See Exhibit A-2, Scope of Work, item C.5.)
- Repair non-operational hotel laundry restroom (See Exhibit A-2, Scope of Work, item C.6.)
- Install accessible restroom in conference room (See Exhibit A-2, Scope of Work, item C.7.)
- Install functioning exterior light fixtures (See Exhibit A-2, Scope of Work, item D.1.)
- Install functioning interior light fixtures and outlets (See Exhibit A-2, Scope of Work, item D.2.)
- Install GFCI outlets in bathrooms (See Exhibit A-2, Scope of Work, item D.3.)
- Install carbon monoxide detectors and smoke alarms in guest rooms (See Exhibit A-2, Scope of Work, item D.4.)

- Repair hazardous exterior wiring (See Exhibit A-2, Scope of Work, item D.5.)
- Install exit signs with emergency back up at egress from second story (See Exhibit A-2, Scope of Work, item D.6.)
- Repair dilapidated grounding electrode systems. (See Exhibit A-2, Scope of Work, item D.7.)
- Repair weatherproof enclosure for electrical service (See Exhibit A-2, Scope of Work, item D.8.)
- Label circuit breakers (See Exhibit A-2, Scope of Work, item D.9.)
- Repair dilapidated electrical systems to yard fountain (See Exhibit A-2, Scope of Work, item D.10.)
- Repair non-functioning bathroom exhaust fans (See Exhibit A-2, Scope of Work, item E.1.)
- Repair non-functioning wall furnaces (See Exhibit A-2, Scope of Work, item E.2.)
- Repair non-functioning radiant heat boilers (See Exhibit A-2, Scope of Work, item E.3.)

IPMC 108.1.3 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.

- Remove mold and dirt on floor, wall and ceiling surfaces (See Exhibit A-2, Scope of Work, item A.1.)
- Return guest rooms that have been converted to intended uses (See Exhibit A-2, Scope of Work, item A.2.)
- Repair holes in drywall walls (See Exhibit A-2, Scope of Work, item A.3.)
- Repair or replace malfunctioning, broken or plastic windows and window screens (See Exhibit A-2, Scope of Work, item A.4.)
- Repair or replace dilapidated, dirty and infested carpet, mattresses, bedding, window coverings and linens (See Exhibit A-2, Scope of Work, item A.5.)

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BP13-0369

Scope of Work

A. General Health and Sanitation

1. Sanitize all surfaces.
2. Re-establish guest rooms that have been converted to other uses.
3. All holes to be patched and repaired.
4. Paint all rooms.
5. Paint all bathrooms using enamel paint.
6. Replace all malfunctioning, broken or plastic windows and window screens.
7. Replace all mattresses, bedding, window coverings and linens.
8. Replace all carpet with vinyl flooring.
9. Fumigate all buildings.

B. Structural

1. Repair wet rot damage to building framing.
2. Repair damaged concrete floors.
3. Repair damaged exterior wall surfaces.
4. Remove hot tub and fill cavity with concrete to patio deck elevation.

C. Plumbing

1. Test all gas piping – 10 pound pressure for 15 minutes.
2. Test plumbing to all rooms and confirm hot and cold water functions properly.
3. Replace and/or repair all water heaters and install vented doors with required combustion air vent area.
4. Repair or replace all hot water recirculation piping systems.
5. Replace hotel operations laundry systems.
6. Repair hotel operations laundry restroom.
7. Repair conference room accessible restroom to code.

D. Electrical

1. Test and repair or replace all exterior light fixtures.
2. Test and repair or replace interior light fixtures and outlets.
3. Install GFCI outlets in all bathrooms.
4. Install carbon monoxide detectors and smoke alarms in all guest rooms.
5. Remove and replace all hazardous exterior wiring.
6. Add 120v exit signs with emergency back up at egress from second story.
7. Confirm continuous ground paths at services.
8. Provide weatherproof enclosure for service on B13-0370.
9. Provide permanent labeling of all circuit breakers.
10. Repair or remove all electrical systems to fountain.

E. Mechanical

1. Repair or replace all bathroom exhaust fans.
2. Repair or replace all wall furnaces.
3. Repair or replace radiant heat boilers.

F. Fire Department

1. Complete work required by Salinas Fire Department Report dated 5/21/13.