



**COURTESY NOTICE OF VIOLATION**

Date Issued: July 18, 2023

APN: 639093054

Case Number: CODE-23-1202

Subject Property: 10805 PALM DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: DESERT HOT SPRINGS REAL PROP INC  
Mailing Address: 10805 PALM DR  
DESERT HOT SPRINGS , CA 92240

Code Compliance Officer: Tiyler Messer Email: [tmesser@cityofdhs.org](mailto:tmesser@cityofdhs.org)

An inspection of your property has revealed the following violation(s) of the Desert Hot Springs Municipal Code section (§):

Violation Code/Description	Section
17920.3.k-Housing, Unsafe Building, UBC	Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.
4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure	It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain upon any such premises or property any building or structure, or any part thereof, which has been constructed or is maintained in violation of any applicable state or local law or regulation relating to the condition, use or maintenance of such building or structure.
111.1 Unsafe structures.	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 because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
17920.3.d - Health & Saf. Code §17920.0. Housing- All wiring	Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.
17920.3.b.2 - Health & Saf. Code §17920.0. Housing, Structural Hazards- Defective or deteriorated flooring or floor supports.	Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that

endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: Structural hazards shall include, but not be limited to, the following: Defective or deteriorated flooring or floor supports.

CBC 116.1 Unsafe Structures and Equipment-Conditions

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

17920.3.e - Health & Saf. Code §17920.0. Housing- All plumbing

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

**Corrective Actions Required:**

**Violation Code/Description**

**Corrective Action**

17920.3.k-Housing, Unsafe Building, UBC

Obtain a building permit and repair all altered or damaged portions of structural framing supports on the underside of the building so the building meets or exceeds all current building codes.

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4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure

Remove or appropriately cover all exposed electrical wiring.

Repair or replace all leaking plumbing pipes so they are in compliance with all California Building Codes.

111.1 Unsafe structures.

Obtain a building permit and repair all altered or damaged portions of structural framing supports on the underside of the building so the building meets or exceeds all current building codes.

17920.3.d - Health & Saf. Code §17920.0. Housing- All wiring

Remove or appropriately cover all exposed electrical wiring

17920.3.b.2 - Health & Saf. Code §17920.0. Housing, Structural Hazards- Defective or deteriorated flooring or floor supports.

Repair or replace all flooring or flooring supports that are damaged, altered, or in a state of disrepair.

CBC 116.1 Unsafe Structures and Equipment-Conditions

Obtain a structural observation report from a license structural engineer. The observation report shall include but not limited to the condition of all baring support members of the structure and recommendation of repairs. A full set of structural plans shall be submitted for approval for all repairs.

Obtain all permits required from the structural observation report and repair the structural framing of the building.


17920.3.e - Health & Saf. Code §17920.0. Housing- All plumbing

Repair or replace all leaking plumbing pipes so they are in compliance with all California Building Codes.

**COMPLIANCE DATE: August 1, 2023**

**In order to avoid potential Citations, fines, and other administrative costs as referenced in Municipal Code 4.24.470 "Special Assessment", the corrective actions listed above must be completed by the compliance date above.**

Signature:



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**Code Compliance Officer: Tyler Messer**

## PROOF OF SERVICE

I am employed in the City of Desert Hot Springs, State of California. I am over the age of 18 years and not a party to this action. My business address is 65950 Pierson Blvd. Desert Hot Springs, California 92240.

On July 18, 2023 , I caused to be served the within document:

### **COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT**

**10805 PALM DR**

**DESERT HOT SPRINGS, CALIFORNIA 92240**

**APN 639093054**

On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

- (By First-Class Mail)** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with City of Desert Hot Springs practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.
- (By Certified Mail)** I caused each such envelope to be sent by USPS Return Receipt Certified Mail to the offices of each addressee.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED at Desert Hot Springs California on July 18, 2023.



Tyler Messer  
Code Compliance Officer

## SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 10805 PALM DR DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 639093054

DESERT HOT SPRINGS REAL PROP INC  
10805 PALM DR  
DESERT HOT SPRINGS , CA. 92240



