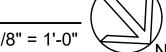


SITE PLAN - 514 N. VOLUNTARIO STREET





**BUILDING AND SAFETY** 

NOTICE OF VIOLATION

WARNING LETTER

www.SantaBarbaraCA.gov

Tel: ,805.564.5502 Fax: 805,564,5506

8/25/2023

De Goede, Grant 514 N. Voluntario St. Santa Barbara, CA 93103

SUBJECT: 514 N. Voluntario St. Santa Barbara, CA 93103 ENFORCEMENT CASE NUMBER: ENF2023-00344

Dear Property Owner/Tenant:

Property records indicate that you are the owner(s) and/or tenants of the above referenced parcel. On 8/17/2023, I inspected the subject property in response to a complaint received by our office and discovered a/several Tel: 805.564.5470 violation(s) of the Santa Barbara Municipal Code, described below. Fax: 805.897:1904

**Building & Safety** 

Tel: 805.564:5485

Fax: 805.564.5477

Fax. 805 564 5477

630 Garden Street

Santa Barbara, CA

PO Box 1990

93102-1990

The purpose of this notice is to inform you of the violation(s) on the subject property, to give you a reasonable timeframe to abate the violation(s), and to inform you of the consequences of not abating the violation(s) or Mediation Task Force repeating the violation(s).

DESCRIPTION, REMEDY & FINAL ABATEMENT DATE OF VIOLATION(S):

Please be advised that the below items are in violation of the Santa Barbara Municipal Code and/or the California Code(s).

Bathroom remodel and addition of a shower in same space without a permit.

Code Violations: SBMC 22.04.010 Adoption of the California Codes, CRC R105.1, CRC R113.1 No Occupancy Without Permit, CPC 104.1, CMC 104.1, CEC Article 89.108.4.1, CEneC 100.0 (a-**Corrective Actions and Abatement Date:** 

Apply for and obtain a building permit to legalize the half bath to a full bath with added shower. Deadline to submit a building permit application and plans <u>September 25, 2023.</u> Once a building permit is issued, complete all work and obtain an approved final inspection by the City's Building

### Violations shall be abated by the dates set for each violation, as shown above:

Should you find the final abatement date unreasonable, please contact me to discuss the dates.

### For violations that require a building permit, please see below:

- 1. Consult with the Planning and Zoning to verify that alterations do not trigger design review of any kind. Contact Planning and Zoning Department by email at <a href="http://www.PlanningCounter@SantaBarbaraCA.gov">http://www.PlanningCounter@SantaBarbaraCA.gov</a> or by phone at (805) 564-5578.
- 2. When approved by the Planning and Zoning to proceed, prepare and submit a complete application for the building permit(s) that are required to legalize the violations found during the inspection. Applications for a building permit can be made online at http://www.SantaBarbaraCA.gov/OnlineBuildingPermits

### Tax Implications

Pursuant of California Revenue and Taxation Code sections 17274 and 24436.5, the City may forward information regarding you and any other owners of the above-referenced property to the State Franchise Tax Board for violation of State and City laws related to the health, safety, and building if the above listed property constitutes substandard housing. This action will prevent you, any other owners, or subsequent owners from deducting interest, taxes, depreciation, or amortization for the above-referenced property on the state income taxes. In order to prevent this, you must immediately comply with all State and City laws to abate all violations.

### Appeal Rights

Any party aggrieved by this decision of the City's Chief Building Official including but not limited to decisions or determinations made relative to the application and interpretations of the technical codes, and the refusal, suspension, voiding, or revocation of a license or permit, may appeal such decision to the Building and Fire Code Board of Appeals by obtaining an appeal form on the internet at http://www.santabarbaraca.gov/services/planning/forms/building.asp or from the City Building & Safety office. You are required to submit the appeal form within ten (10) days from the date of this notice in order for your appeal to be heard by the Building and Fire Code Board of opeals. The completed appeal form must be delivered, by hand or postage mail, to the City's Building & Safety office located at 630 Garden St., Santa Barbara, CA 93101. The completed appeal form may also be emailed to CDBuildingCode@SantaBarbaraCa.gov For information regarding the appeals process, please refer to Santa Barbara Municipal Code Section 22.04.020 or contact the Community Development Department at (805) 564-5502. For information on the Building and Fire Code Board of Appeals, please visit the following website http://www.santabarbaraca.gov/gov/brdcomm/ac/bfcba/default.asp

### CONSEQUENCE FOR NOT ABATING BY THE FINAL DATE

If the violation(s) are not corrected by the Abatement Date(s), the First Administrative Citation will be imposed. The amount of the Citation will be \$100 per violation that still exists after the abatement date. If the violation(s) continue, additional Administrative Citations will be imposed, with the fine amount increasing to a maximum of \$250 per violation per day, for as long as the violation(s) continue, with the possibility of referral to the City Attorney's Office for criminal prosecution.

### VIOLATION ABATEMENT AND CASE CLOSURE

Please advise me once you have abated the violation(s). Once we have verified that the violation(s) have been abated, we will close this enforcement case.

### QUESTIONS & CONCERNS

The City's intent with enforcement is to achieve compliance with the Municipal Codes and Building Codes. As the Compliance Officer assigned to this case, I would like to assist you in resolving this matter. Please email me at Edilanian@SantaBarbaraCA.gov or call me directly at (805) 897-2567 (between the hours of 8:30 and 4:30 p.m., Monday through Thursday and every other Friday. The City appreciates your cooperation.

Si usted tiene preguntas respecto a la notificación y prefiere hablar con alguien en español, por favor llame la línea de investigaciones al (805) 897-2676 Deje su número de teléfono, la dirección del domicilió respecto a la notificación, el número ENF en la notificación, y un mensaje corto.

# ADDITIONAL CONTACT INFORMATION

Our offices are closed every other Friday. Please go to <a href="www.SantaBarbaraCa.gov">www.SantaBarbaraCa.gov</a> for further information

For plan submittal and permit issuance requirements please call (805) 564-5485 between the hours of 7:30 and 4:30 p.m., Monday through Friday (except on closed Fridays). The Community Development public counters are located at 630 Garden Street.

Emil Dilanian

Emil Dilanian Code Compliance Officer

Current Owner/Tenant

### PROJECT DATA / BUILDING ANALYSIS

PROJECT ADDRESS: 514 N. VOLUNTARIO STREET, SANTA BARBARA, CA

A.P.N. 031-251-019

Address: 514 N. Voluntario Street, Santa Barbara, Ca. 93103

Grant and Georgeann de Goede

0.12 Acres (5163.23 sq. ft.) Lot Size: General Plan Neighborhood:

Type of Construction: V-N Single Family Residence Occupancy:

2-Car Attached Garage

8% Slope:

California Green Building Code

Existing Residence (No Change): 1223 Net, 1222 Gross Main Level: 737 Net, 776 Gross 382 Net, 444 Gross

This project shall comply with:

FEMA Floodway:

California Residential Code 2022 Edition California Mechanical Code 2022 Edition California Plumbing Code 2022 Edition California Electrical Code 2022 Edition California Fire Code: 2022 Edition 2022 Edition California Energy Code

All amendments as adopted in Santa Barbara City Ordinances (NZO) Title 30 and 5919.

2022 Edition

Construction Waste Management requirements of CRC R324.1 will be met. Recycle and/or salvage for reuse of minimum of 65% of the non-hazardous construction and demolition waste

in accordance with CGBC Chapter 4, Division 4.4 (Cal Green Code)

Finish materials including adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings shall meet the volatile organic compound (VOC) emission limits in accordance with CGBC Chapter 4, Division 4.5 (Cal Green Code)

NOTE: THIS PROJECT COMPLIES WITH THE MANDATORY CONSERVATION REQUIREMENTS UNDER THE 2022 CALIFORNIA ENERGY CODES.

A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER SECTION 4.408.1 AND CITY ORDINANCE. MARBORG INDUSTRIES TO PROVIDE WASTE AND RECYCLE REMOVAL

NOTE: NO SPRINKLERS EXIST OR ARE REQUIRED IN RESIDENCE.

### SCOPE OF WORK

Performance Standard Permit is required for bathing facilities at the lower floor.

Project involves permitting the interior remodel at the lower floor - As-Built Partition Walls, Half Bath and Doors

Abatement - ENFORCEMENT 2023-00344

Violation: Bathroom remodel and addition of a shower in same space with out a permit.

Abatement: Permit Bathroom remodel with addition of shower. 48 sq. ft.

### LIST OF DRAWINGS

**ARCHITECTURAL** 

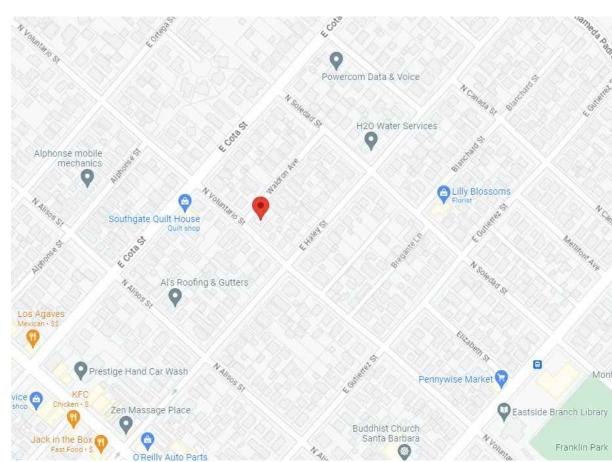
A1.0 Project Statistics, Vicinity Map, Site Plan, Letter of Violation and Notes

G1 Residential Mandatory Measures

G2 Residential Mandatory Measures

A1.1 Site Photos

A1.2 Floor Plans - Existing/Demolition, Proposed and Partial Electrical Plan



**VICINITY MAP** 

Date: Revisions:

Owner/Builder:

Grant and Georgeann de Goede 514 N Voluntario St. Santa Barbara, CA 93103 Tel.: 805-883-8214

Email: grantdegoede@gmail.com

Permitting and Drafting:

Amy Von Protz 217 San Napoli Drive Goleta, Ca. 93117

Tel: 805-722-0381 Email: h2owill7@netscape.net

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@gmail.com

Date: -Scale: As Noted

Job: de Goede

Sheet No.





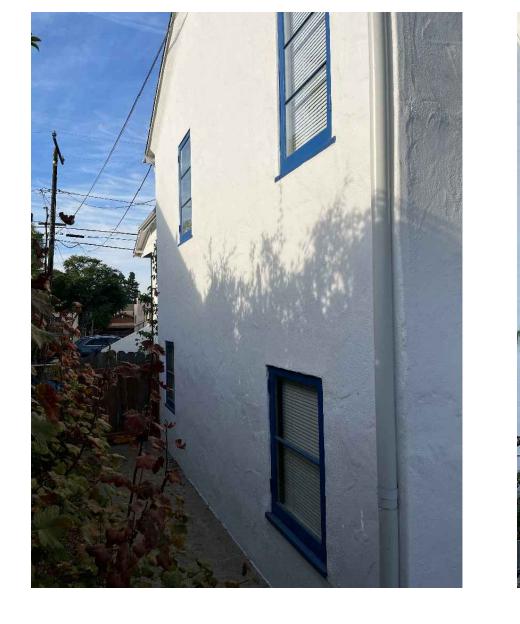
FRONT VIEW







STREET VIEW - WALDRON STREET







STREET VIEW - WALDRON STREET



STREET VIEW - WALDRON STREET



STREET VIEW - WALDRON STREET

Revisions:	Date:

Grant and Georgeann de Goede 514 N Voluntario St. Santa Barbara, CA 93103 Tel.: 805-883-8214 Email: grantdegoede@gmail.com

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Permitting and Drafting:

Amy Von Protz
217 San Napoli Drive
Goleta, Ca. 93117
Tel: 805-722-0381
Email: h2owill7@netscape.net

# ATEMENT OF ENFORCEMENT 2023-00344 Grant and Georgeann de Goede

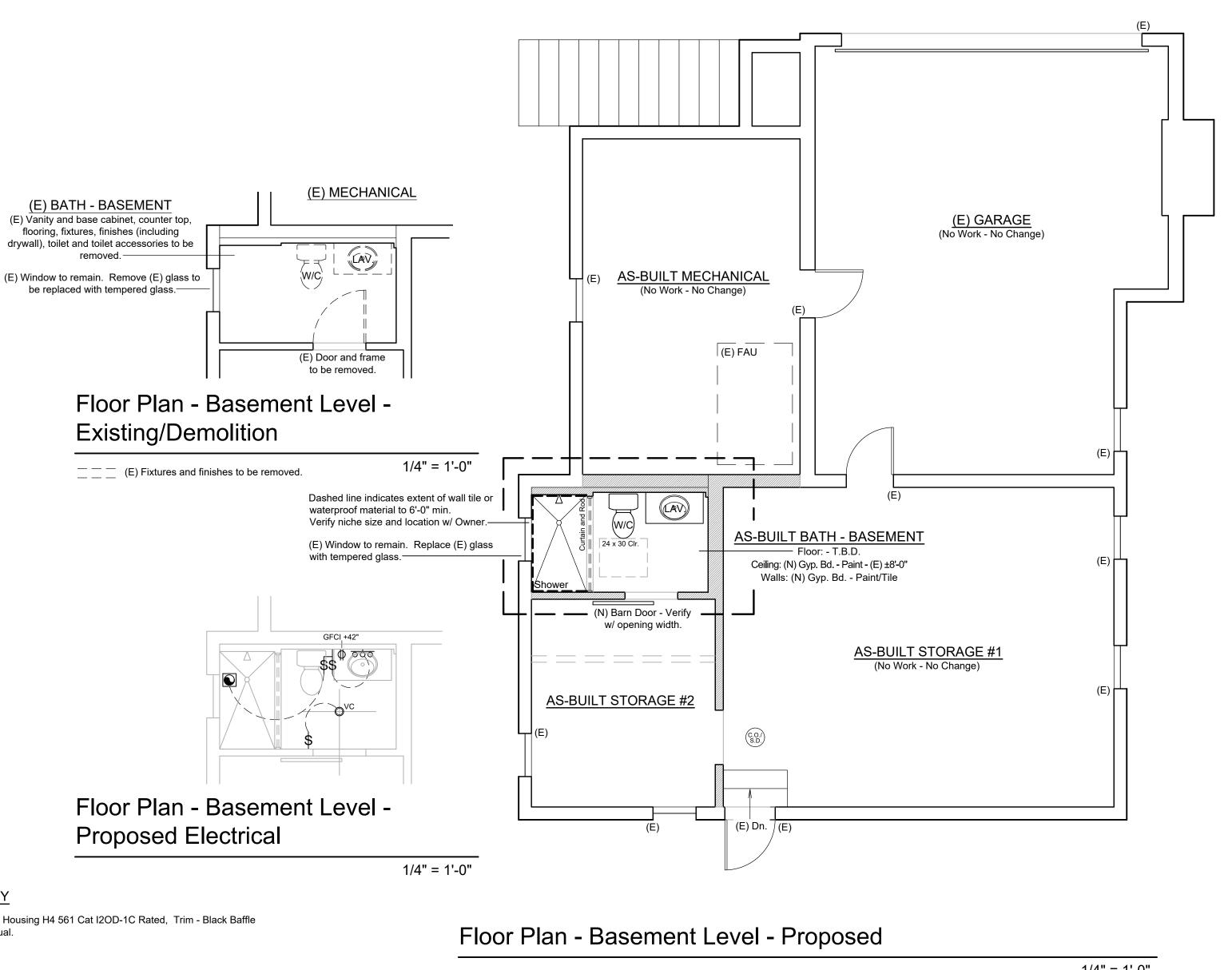
514 N Voluntario St Santa Barbara. CA

Date: Scale: As Noted

Sheet No.

Job: de Goede

**\11** 



1/4" = 1'-0"

# **ELECTRICAL SYMBOL KEY**

4" 3000 Calvin - H4 LED, Housing H4 561 Cat I2OD-1C Rated, Trim - Black Baffle

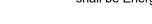
w/ matte white trim or equal. Vaccancy Sensor

Wall Mount Fluorescent

Single Pole Switch

120V Duplex Receptacle - AFCI/Tamper Resistant

S.D./C.O. Smoke Detector/Carbon Monoxide - ceiling mount.



Exhaust Vent in accordance with CBC Sec. 1203.4.2.1 CMC Sec. 403.7 and Tbl. 4.4 - 50 CFM min.@ Bathrooms ducted to exterior of building. Controlled by readily accessible humidistat and shall be Energy Star compliant. Whisper Ceiling 80 CFM Ceiling Mounted Fan

### **ELECTRICAL NOTES**

1. All installed lighting must be high efficacy per table 150.0-A. 2022 California Energy Code Table 150.0

2. Lighting in Bathrooms: All lighting shall be high efficacy and at least one fixture in each bathroom shall be controlled by a vacancy sensor. 2022 California Energy Code 150(k) 5

3. Lighting in Garages, Laundry Rooms, closets and Utility Rooms: All lighting shall be high efficacy and at least one light fixture installed in Garages, Closets, Laundry Rooms and Utility rooms shall be controlled by a vacancy sensor. 2022 California Energy Code 150(k)2.J

4. Recessed Luminaries in Insulated Ceilings: Luminaries recessed into insulated ceilings shall not contain screw base sockets and shall be approved for zero clearance insulation cover (IC) by U.L. or other testing lab recognized by Building Official, and shall be certified air tight to show air leakage less than 2.0 CFM at 0.11 psi in accordance with ASTM E283, and sealed with a gasket or caulk between housing and ceiling. 2022 California Energy Code 150(k)

5. Screw Based Sockets: Luminaries with screw based sockets shall meet the following requirements: The luminaries shall not be a recessed down-light in a ceiling: and

The luminaries shall contain lams that comply with Reference Joint Appendix JA8: and

The installed lamps shall be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.

6. Dimmers or vacancy sensors shall control all luminaries required to have light sources compliant with Reference Joint Appendix JA8.

7. Bathroom Exhaust Vent - ASHRAE 62.2

- Fan to deliver ventilation airflow at 50 or more cfm for each bathroom. - Ceiling mounted intermittent local ventilation fans to have a sound rating of three sones or less at the the required airflow rate. - Vent fans must be witched separately from lighting. 2022 California Energy Code 150(k)2B

8. Light fixtures within a shower or bathtub area shall be recessed and rated for wet locations. Light fixture - Iris Shower/Lensed Element: Dropped 5.25 Aperture 5/32T Luna Platform 15-3/4"L x 10"W x 9" H Max Lamp 32 Plt, TTT or TBX or equal.

9. All 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamper-resistant receptacles.

10. Overcurrent devices shall not be located in closets or bathrooms.

11. Tamper resistant outlets shall be provided in all remodeled and new areas.

12. Bathroom receptacle and laundry receptacle outlets shall be supplied by at least one 20-ampere, dedicated branch circuit. Such circuits shall have no other outlets (CEC 210.11(C)(3)) Bathroom basin receptacle outlet shall be installed within 36" of the outside edge of the basin (CEC 210.52(D)) Receptacle outlets shall not be installed in a face-up position in the counter-tops or work area in a bathroom basin location. (CEC 210.52(D))

13. Ground fault circuit interrupter (GFCI) protection shall be provided for all receptacles that serve bathrooms, kitchen countertop work areas, garages, exterior locations, utility rooms and wet bar sinks (CEC article 210-8)

PLUMBING FIXTURE NOTES:

Non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush, (2) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (3) any interior faucet that emits more than 2.2 gallons of water per minute. (CGBSC 301: California Civil Code Section 1101.1)

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria:

- the effective flush of water closets shall not exceed 1.28 gallons per flush

- showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi.

- lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.

Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minutes at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be operation at a time. (Note: A hand-held shower

## is to be considered a showerhead for purposes of this provision.) (CGBSC 4.303)

In any of the areas specified in 210.12(A), where branch circuit wiring is modified, replaced or extended, the branch circuit shall be protected by one of the following:

- A listed combination - type AFCI located at the origin of the Branch circuit

- A listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit.

NEC 210.12 (D) Branch Circuit Extensions or Modifications — Dwelling Units and Dormitory Units. In any of the areas specified in 210.12(A) or (B), where branch-circuit wiring is modified, replaced, or extended, the branch circuit shall be protected by one of the

(1) A listed combination-type AFCI located at the origin of the branch circuit

(2) A listed outlet branch-circuit-type AFCI located at the first receptacle outlet of the existing branch circuit

BRANCH CIRCUIT EXTENSIONS OR MODIFICATIONS - DWELLING UNITS

Exception: AFCI protection shall not be required where the extension of the existing conductors is not more than 1.8 m (6 ft) and does not include any additional outlets or devices.

To address potential existing wiring system obstacles to providing some level of AFCI protection, the NEC provides the option of installing a combination-type device at the point where the branch circuit originates (as required for new branch-circuit installations) or of installing an outlet branch-circuit-type AFCI at the first receptacle outlet in the branch circuit.

NOTE: When an addition or alteration valuation exceeds \$1,000.00, smoke detectors are required to be installed in existing sleeping rooms and areas providing access to sleeping areas in addition to those required for new construction (CRC R314.6). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected with battery backup such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:

- In each sleeping room(s).
- On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the bedrooms.
- Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in

### **SMOKE ALARMS:**

- Shall be placed a minimum of 20 feet horizontally from a permanently installed cooking appliance unless listed for that use (Exceptions: Ionization smoke alarms with an alarm silencing switch or photoelectric smoke alarms may be installed 10 feet or greater from a permanently installed cooking appliance; photoelectric smoke alarms may be installed 6 feet or greater from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 foot distance would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code)
- Shall, where possible, not be placed within 3 feet horizontally of a door to a bathroom that contains a bathtub or a
- Where stairs lead to other occupied levels, shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction

- For basements shall be located on the basement ceiling near the entry to the stairs
- For tray-shaped ceilings (coffered ceilings), shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 inches vertically down from the highest point
- For sloped ceilings with beams running up the slope, shall be placed on the ceiling between beams
- For sloped ceilings with beams running parallel to the ridge or for sloped ceilings with beam pockets formed by intersecting beams, shall be located at the bottom of the beam

### **CARBON MONOXIDE ALARM:**

(E) ENTRY

(E) BEDROOM #3

CLOSET

CLOSET

Notes:

All Dimensions to Finish U.N.O.

■ Verify Existing and New Dimensions @ Job site ■ Do Not Scale Drawings (dimensions governs)

(E) Existing (N) New (F.O.S.) Face of Studs

information as required by the Contractor.

■ Report Structural issues during exploratory initial demolition.

CLOSET

CLOSET

(E) BATH

(E) MASTER BEDROOM

Floor Plan - Main Level - Existing

No Work - No Change

(E) Walls to remain.

As-Built interior wall partitions.

Legend

(E) LIVING

(E) DINING

(E) KITCHEN

(E) UTILITY

1/4" = 1'-0"

**←** (E) Dn.

CLOSET

CLOSET

■ These drawings remain incomplete until such time as Owner makes all necessary Product,

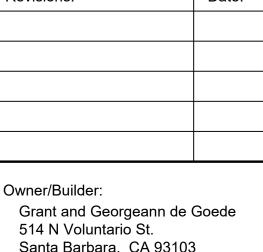
Equipment, Material, Finish Selections, such as those noted on the schedule "Notes" and any new

(E) BEDROOM #2

When an addition or alteration valuation exceeds \$1,000.00, Carbon Monoxide Alarm (with battery back-up) at all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages (CRC R315.2). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected with battery backup such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)

- On every level of a dwelling unit including basements



Santa Barbara, CA 93103 Tel.: 805-883-8214 Email: grantdegoede@gmail.com

Permitting and Drafting: Amy Von Protz

217 San Napoli Drive Goleta, Ca. 93117 Tel: 805-722-0381

Email: h2owill7@netscape.net

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@gmail.com

Scale: As Noted Job: de Goede

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