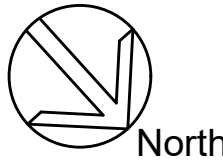


SITE PLAN - 514 N. VOLUNTARIO STREET

1/8" = 1'-0"



City of Santa Barbara
Community Development Department

www.SantaBarbaraCA.gov

NOTICE OF VIOLATION
WARNING LETTER

BUILDING AND SAFETY

Director's Office

Tel.: (805) 564-5502
Fax: (805) 564-5508

Building & Safety

Tel.: (805) 564-5485
Fax: (805) 564-5478

Housing & Redevelopment

Tel.: (805) 564-5481
Fax: (805) 564-5472

Planning

Tel.: (805) 564-5470
Fax: (805) 564-5474

Rental Housing

Inspection Task Force
Tel.: (805) 564-5485
Fax: (805) 564-5478

630 Garden Street

PO Box 1980
Santa Barbara, CA
93103-1980

8/25/2023

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

SUBJECT: 514 N. Voluntario St. Santa Barbara, CA 93103
APN: 031-251-019
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 violation(s) of the Santa Barbara Municipal Code, described below.

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 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-f)
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 **September 25, 2023**. Once a building permit is issued, complete all work and obtain an approved final inspection by the City's Building Department.

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:

- 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 http://www.Planning/Contact@SantaBarbaraCA.gov or by phone at (805) 564-5478.
- 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 24436.3, 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 Appeals. 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 CB@BuildingCodes@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/360/comm/ach/bcbo/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 EdLilanian@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 domicilio 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 www.SantaBarbaraCA.gov for further information on closure dates.

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.

Sincerely,

Emil Dilanian

Emil Dilanian
Code Compliance Officer

cc: Current Owner/Tenant
Address

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
Owner: Grant and Georgeann de Goede
Zone: R-2
Lot Size: 0.12 Acres (5163.23 sq. ft.)
General Plan Neighborhood: Eastside
Type of Construction: V-N
Occupancy: Single Family Residence
High Fire: No
FEMA Floodway: X
Parking: 2-Car Attached Garage
Slope: 8%

Existing Residence (No Change):

Main Level: 1223 Net, 1222 Gross
Basement Level: 737 Net, 776 Gross
Garage: 382 Net, 444 Gross

This project shall comply with:

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
California Energy Code	2022 Edition
California Green Building Code	2022 Edition

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

CAL GREEN CODE:

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

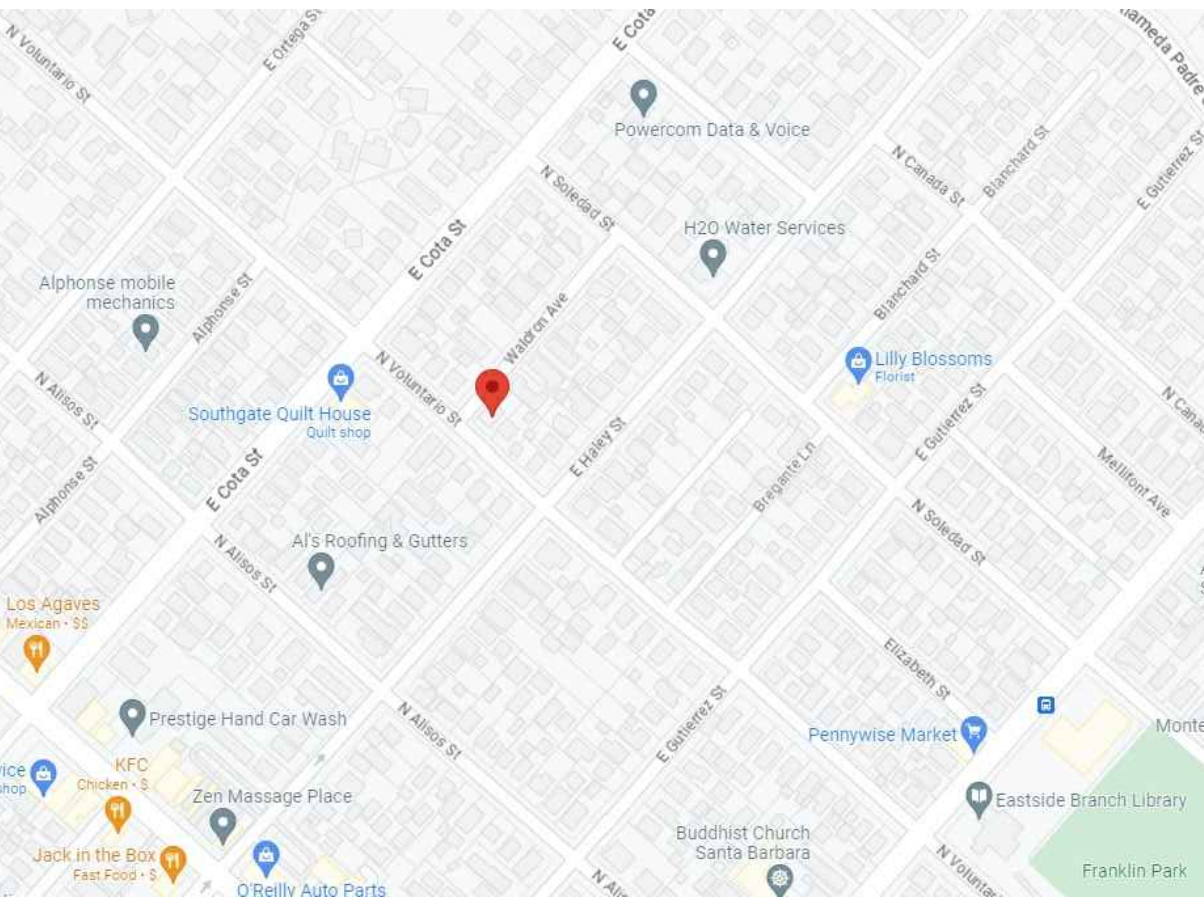
Violation: Bathroom remodel and addition of a shower in same space with out a permit.

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

Revisions:	Date:

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

ABATEMENT OF ENFORCEMENT 2023-00344

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Date: -
Scale: As Noted
Job: de Goede

Sheet No.

A1.0



STREET VIEW - VOLUNTARIO STREET



FRONT VIEW



STREET VIEW - WALDRON STREET



REAR VIEW



STREET VIEW - WALDRON STREET

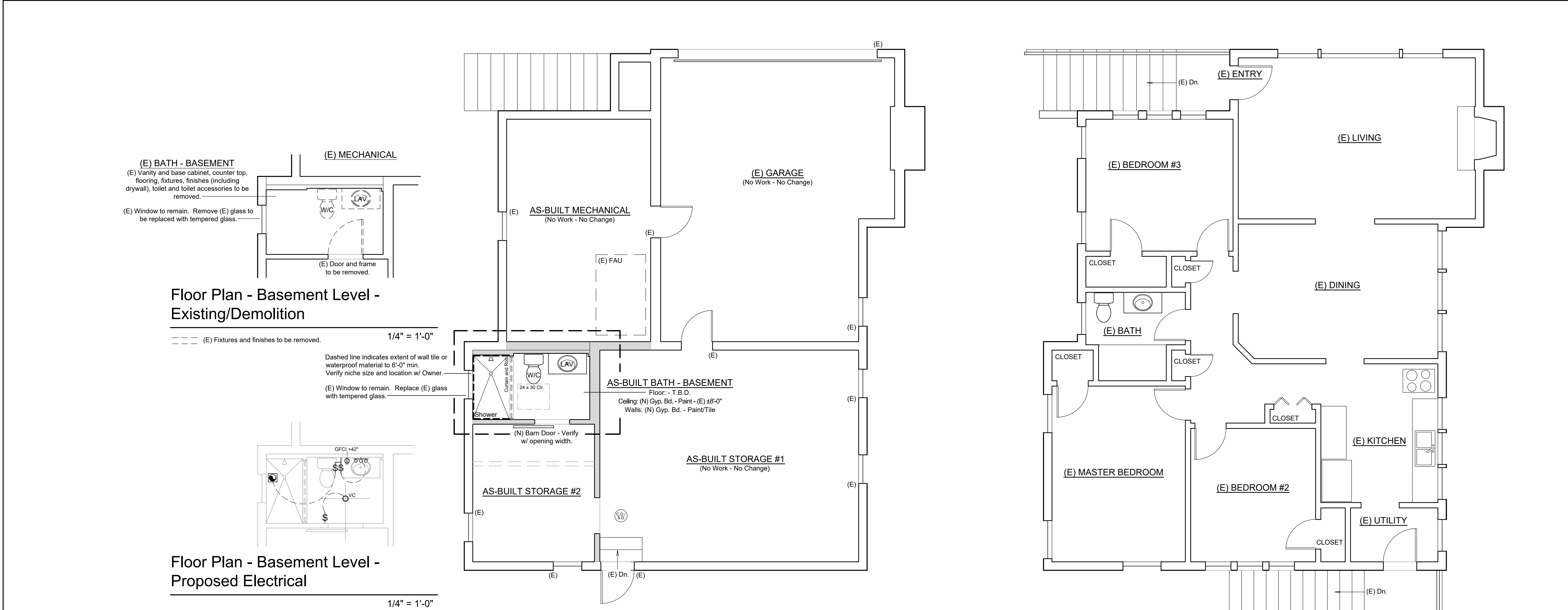


STREET VIEW - WALDRON STREET



STREET VIEW - WALDRON STREET

Revisions:	Date:
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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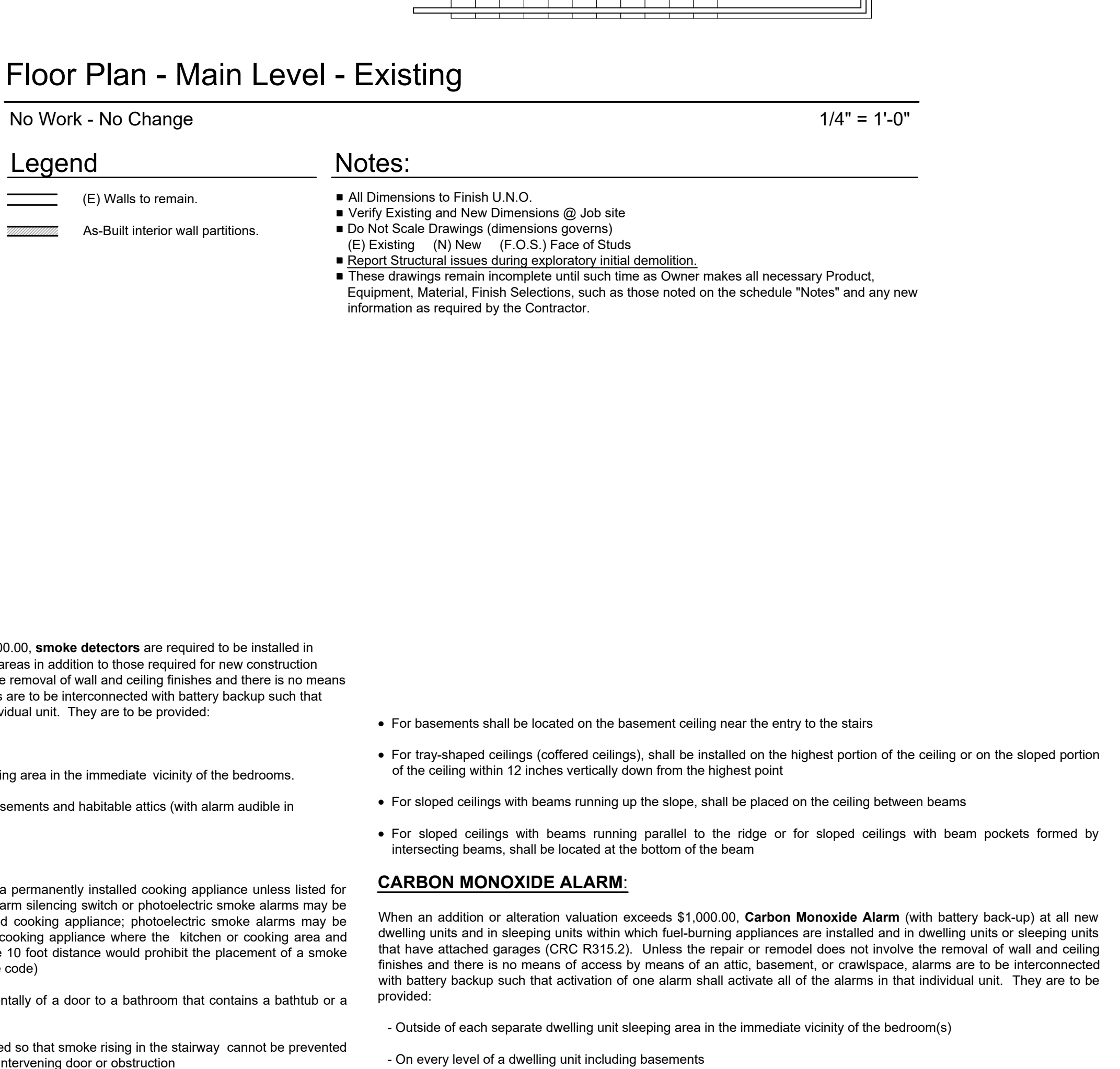


ELECTRICAL SYMBOL KEY	
	4" 3000 Calvin - H4 LED, Housing H4 561 Cat I2OD-1C Rated, Trim - Black Baffle w/ matte white trim or equal.
	Vaccancy Sensor
	Wall Mount Fluorescent
	Single Pole Switch
	120V Duplex Receptacle - AFCI/Tamper Resistant
S.D./C.O. Smoke Detector/Carbon Monoxide - ceiling mount.	
	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**
- All installed lighting must be high efficacy per table 150.0-A. 2022 California Energy Code Table 150.0
 - 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
 - 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
 - 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)
 - 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 lens 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.
 - Dimmers or vacancy sensors shall control all luminaries required to have light sources compliant with Reference Joint Appendix JA8.
 - 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 required airflow rate.
 - Vent fans must be witched separately from lighting. 2022 California Energy Code 150(k)2B
 - 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 Pit, TTT or TBX or equal.
 - All 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamper-resistant receptacles.
 - Overcurrent devices shall not be located in closets or bedrooms.
 - Tamper resistant outlets shall be provided in all remodeled and new areas.
 - 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))
 - 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)



- BRANCH CIRCUIT EXTENSIONS OR MODIFICATIONS - DWELLING UNITS**
- 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 following:
- (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
- 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.



Revisions:	Date:
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ABATEMENT OF ENFORCEMENT 2023-00344

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