

RESOLUTION NO. 9340

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FOUNTAIN VALLEY ADOPTING BOARDING STANDARDS
FOR VACANT PROPERTY**

WHEREAS, the City Council has adopted Chapter 8.53 establishing standards for maintaining property that has been left vacant and/or is in the foreclosure process; and

WHEREAS, that ordinance established that the boarding standards shall be established by implementing resolution; and

WHEREAS, the City Council does hereby establish and determine what standards shall apply;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fountain, Valley as follows:

Section 1. That the boarding standards for vacant property defined in Chapter 8.53 of the Fountain Valley Municipal Code shall be the following:

Properties must be secured to prevent unauthorized entry and protect against weather-related damage. All exterior doors shall be secured. The mortgagee is also responsible for the following securing activities:

Replacing a broken window-pane (re-glazing), unless the opening is to be boarded;
Securing in-ground swimming pools; Securing above-ground pools; Securing hot-tubs and spas; and Maintaining pools, hot tubs and spas.

Minimum Securing Requirements:

1. All windows and doors must be secured.
2. Broken glass shall be removed from interior and exterior areas and replaced, unless the opening is to be boarded.

3. Locks on the front and rear entry doors shall be rekeyed to random identical key codes.

4. If there is a deadbolt lock on the main entry door replace the handle set. Key the deadbolt the same as the handle set.

5. Other entryways that provide immediate access to a living area, attached garage or basement shall be secured with a knob-lock, keyed the same as the front and rear entry doors. Or, if the secondary entryway has an existing deadbolt lock, re-key the deadbolt to the specifications of the front and rear entry doors.

6. Sliding glass doors should be double locked.

7. Detached or attached garage doors and outbuildings shall be secured with a padlock and hasp if no other locking mechanism exists.

8. Unplug automatic garage door openers, when applicable. Garage doors should be left in such a condition as to allow for opening and closing without the use of the automatic garage door opener.

9. Display 24-hour emergency contact information including a toll free telephone number in a front window. This contact information shall clearly advise any person of interest, or someone who wants access to the property whom to contact.

10. Pools, Hot Tubs and Spas:

In-ground pools (including hot tubs or spas that share the same filtering system), must be secured with a cover that prevents entry, either deliberate or accidental. Fences must be secured to restrict access, if applicable.

11. Above Ground Pools: If the above ground pool is in good condition (i.e., built-up with decking or other infrastructure that provides value and will support a pool

cover), secure it with a cover that prevents entry, either deliberate or accidental. Above ground pools in poor condition or those that cannot be secured shall be removed. When an above ground pool is removed, remediate any depression in the ground that might constitute a hazard.

12. Securing Hot Tubs or Spas: The Mortgagee shall drain and secure portable hot tubs and spas. If a hot tub or spa is outdoors, the mortgagee shall secure it with a cover that prevents entry, either deliberate or accidental.

Maintenance of Pools, Hot Tubs or Spas: The Mortgagee must perform monthly maintenance and chemical treatments to operational pools, hot tubs or spas when attached to a pool filtering system.

13. Boarding:

The following specifications shall be followed:

Windows: Secured with ½" plywood or equivalent

Doors: Secured with 5/8" plywood or equivalent

Other Openings: French doors and sliding door openings should be secured with ¾" plywood or equivalent.

All openings shall be boarded. If security bars are located on windows/doors, boarding is not required. Small openings, such as pet openings in doors, should be secured but not boarded.

Eliminate any health and safety hazard caused by any protruding bolts used to secure boarding and/or any broken glass.

Section 2. That the Planning/Building Director shall have the authority to make minor modifications to those standards hereafter.

PASSED AND ADOPTED by the City Council of the City of Fountain Valley at a regular adjourned meeting this 20th day of December, 2011.

ATTEST:

for Kathleen Heard
Kathy Bailor
City Clerk

John J. Collins
John J. Collins
Mayor

APPROVED AS TO FORM:

Alan Burns
Alan Burns
City Attorney

VOTE

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF FOUNTAIN VALLEY)

I, Kathleen Heard, Deputy City Clerk of the City of Fountain Valley, do hereby certify that the foregoing Resolution was adopted at the Council meeting held on December 20, 2011 by the following vote, to wit:

AYES: NAGEL, COLLINS, MCCURDY, VO, CRANDALL
ABSENT: NONE
NOES: NONE


Kathleen Heard, Deputy City Clerk