

## **BUILDING REHABILITATION APPEALS BOARD**

### **AUTHORITY**

Title 26, Sections 103 and/or 9906 et seq. of the Los Angeles County Code.

### **NUMBER OF MEMBERS**

Five.

### **QUALIFICATIONS**

Qualified by experience and training to pass on matters pertaining to building construction and/or substandard buildings and property. Every member of the Board of Appeals (created by Section 105) is an ex-officio alternate member of the Building Rehabilitation Appeals Board, and may serve in the place and stead of any regular member of the Building Rehabilitation Appeals Board who is absent from any meeting and, at such meeting, shall be deemed to be a regular member of the Building Rehabilitation Appeals Board.

### **APPOINTMENT**

By Board of Supervisors.

### **TERM OF OFFICE**

Indefinite, at the pleasure of the Board.

### **COMPENSATION**

\$75.00 per day for each official meeting attended, not to exceed 10 meetings in any calendar month or 36 meetings in one fiscal year.

## **MEETINGS**

Third Wednesday of each month at 1:00 p.m. at Department of Public Works Head Quarters 900 South Fremont Avenue Ground Level Conference Room C, Alhambra, 91803.

Section 5.12.050 of the Los Angeles County Code provides that if any member (other than an ex officio member) fails to attend three consecutive meetings, unless excused by the members thereof, that member's office becomes vacant. The secretary shall so notify the appointing officer who shall immediately appoint a member to fill such vacancy.

## **DUTIES**

The Building Rehabilitation Appeals Board shall make written findings of fact as to whether or not a building or property is a substandard building or substandard property.

The Board shall hold a hearing and consider all competent evidence, including verbal testimony and photographs, offered by any person pertaining to the matters set forth in the report of the building official.

The Board shall adopt reasonable rules and regulations for conducting its investigations into matters of substandard building and property for conducting its investigations into matters pertaining to substandard buildings and property.

The Board may or may not confirm the building official's finding(s) that the property is substandard, and declare the property a public nuisance because it is:

- a. Injurious to health
- b. Offensive to the senses
- c. Obstructs the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property

When the Board finds that the building is substandard building and is declared a public nuisance based on its findings, the Board shall order the abatement of this nuisance by barricading, demolition, repair or rehabilitation of the substandard building or portion thereof or at the option of the party concerned. The order also may require that the substandard building be vacated.

When the Board finds that any property is substandard property and is declared a public nuisance based on its findings, the said Board shall order the abatement of the nuisance by means the Board deems most feasible.

If requested, the Board will determine the reasonableness and correctness of the assessment, or both, also if requested, the necessity of demolition or other work. The Building Rehabilitation Appeals Board shall notify all such persons of its decisions in writing. The Board may also determine the reasonable value of salvage.

## **OATH**

Required.

Created on:

\*Revised: 06/01/2005