

CODE CONNECTION

NEWS & TIPS FROM THE MULTIPLE HOUSING PROGRAM

AUGUST 2016



Planning, Building and Code Enforcement

Save your pipes by promoting "From the Pan to the Can"

Help tenants understand the need to keep pipes free of FOG (Fats, Oil and Grease)

As a property manager, you likely have faced the problem of clogged drains. The culprit is often a blockage caused by solidified FOG — fats, oil and grease.



All cities in Santa Clara County have adopted the regulation to never wash fats, oils, and grease down the drain--not even with hot water and soap.

FOG can build up in sanitary sewer lines and cause blockages leading to sewer backups and overflows that endanger public health and the environment. In addition, clearing grease blockages within your property can be very costly.



From the Pan to the Can

The best disposal practice for FOG — one you should promote with tenants — is to let cooking oils and grease cool down after cooking, then transfer it to a container, such as an empty soup or coffee can. Cover the can and place it in the trash bin.

Handling a Sewer Overflow or Other Sewer Problem

If you have a sanitary sewer overflow, immediately contact the City's Department of Transportation (DOT) at **408-794-1900**. DOT crews quickly respond to sewer blockages and spills 24 hours a day, seven days a week. DOT maintains the sanitary sewer system within City streets. If you suspect that there might be a sewer spill or smell a bad odor, call immediately.



You may see bright green manhole covers from time to time. These indicate recently cleaned sewer lines as part of DOT's High Priority Cleanings of the sewers. Additionally, educational door hangers will be left in neighborhoods surrounding a recent high priority cleaning. These visual outreach steps are part of a public art initiative to help the public understand that proper FOG disposal is vital to protecting our health, infrastructure, and environment. ✨

Everything You Want to Know About the Residential Occupancy Permit

Sept. 28, 2016 ~ 6:45-8:00 p.m.
City Hall Wing Rooms 119-120

RSVP at <http://goo.gl/EEYYjL>

Validated parking: Use 6th Street to enter garage under City Hall Tower.



Control Mosquitoes in Your Courtyard and Grounds

It's not just about an itchy bite. You've likely heard that mosquitoes can carry West Nile Virus or the more recent news of mosquitoes showing up in Florida that are carrying the Zika Virus.

The Vector Control District of Santa Clara monitors for viruses which can be spread by local mosquito populations. You should take steps to eliminate mosquito breeding sites, commonly where water collects such as birdbaths, gutters, rain barrels, pots, buckets and untreated pools and ponds.

For more information check Vector Control's website pages at:

- www.sccgov.org/sites/vector/pests/pages/mosquitoes.aspx
- www.sccgov.org/sites/vector/pests/Pages/sources.aspx



It's the law: Notify tenants before applying pesticides

Under state law (SB 328), landlords are required to notify their tenants at least 24 hours in advance before they or their employees apply pesticides on the property, without using licensed pesticide applicators. The goal is to enable less tenant exposure to pesticides, promote better landlord/tenant communications, and reduce potential liability to the landlord. Here is the required wording.

REQUIRED WORDING IN THE NOTICE

CAUTION – PESTICIDES ARE TOXIC CHEMICALS.

The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application of a pesticide, a person experiences symptoms similar to common seasonal illness comparable to influenza, the person should contact a physician, appropriate licensed health care provider, or the California Poison Control System (1-800-222-1222).

For further information:

- For Health Questions - Contact the Santa Clara County Consumer and Environmental Protection Agency at 408-918-4600
- For Regulatory Information - Contact the Department of Pesticide Regulation at 916-324-4100

IMPORTANT NUMBERS

408-535-3850	Abandoned Vehicles
800-414-2002	Adult Protective Services
408-578-7297	Animal Care & Services
408-535-7055	Business Tax
408-535-3555	Building Permits
408-342-3500	Apartment Assn Tri-County
408-299-2071	Child Abuse Hotline
408-535-7770	Code Enforcement Phone
408-292-6924	Code Enforcement Fax
800-321-2752	Contractor's License Board
408-947-7867	Crime Stoppers
408-535-7750	Fire Prevention
408-793-6901	Free Tow Program
408-535-3500	Garbage And Recycling
866-249-0543	Graffiti Complaints
408-975-4440	Housing Rehabilitation
408-299-7300	Household Hazardous Waste
408-998-5200	Legal Aid of SC County
800-743-5000	Pacific Gas & Electric Co.
408-535-3555	Planning Permits
800-222-1222	Poison Control
408-918-4770	SC County Vector Control
408-792-2327	SC County Mediation Services
408-794-1901	Streets & Sidewalks
408-794-1900	Sewers
408-794-1903	Street Light Repair
408-277-4452	Towing Permits
408-794-1901	Tree Trimming & Removal

Know your legal obligations regarding mold

State law (SB 655) that took effect January 1, 2016 recognizes mold and moisture as a substandard housing condition in Section 17920.3 of the Health and Safety Code. Be aware of and manage these conditions:

- **Location:** The law excludes mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use.
- **Tenant responsibility:** The tenant must keep units clean and sanitary.
- **Notification:** The owner must have received notice that the mold exists in order to have any obligations under the law.

- **Confirmation:** The mold must be determined by a health officer or code enforcement officer.
- **Accessibility:** The landlord has the right to enter the property to make repairs and remove any reported mold.

For more information on recognizing and solving mold, review the state **Mold Guide** at www.cdph.ca.gov/programs/IAQ/Documents/MoldOrMoistureInMyHome_201512.pdf *



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