



**DEPARTMENT OF FORESTRY AND FIRE
PROTECTION**

OFFICE OF THE STATE FIRE MARSHAL
Fire and Life Safety Division - South
602 E Huntington Dr, Suite A, Monrovia, CA 91016
(626) 305-1908

SPOT INSPECTION REPORT

LOCATION INFORMATION

Building Name: MAGNUM PROPERTIES

Street Address: 1600-1650 S Naomi St

County: Los Angeles

City, State, Zip code: Los Angeles, CA, 90021

Lot Number:

Suite Number:

Floor Number:

Agency: Transportation Dept. (CalTrans) (59900)

SFM File No.: 14-19-27-1331-00001

INSPECTION INFORMATION

Inspection Number : 152311

Inspection Type: Spot Inspection

Inspection Date : 11/21/2023

Inspection Status : Failed

Inspector: Hayden Ryder

Inspection Hours : 12

Inspector Signature:

Travel Hours : 2

Inspection Comments:

On this day, November 21, 2023, I conducted a fire and life safety inspection at the request of Caltrans for the Caltrans Airspace property located at 1600-1650 Naomi Ave Los Angeles, CA 90021. I was accompanied during the entire duration of the inspection by DSFM G. Whims and Caltrans agent Shannon Burton and for the first 35 minutes by the property manager Mike Meraz. M. Meraz was concerned about a few items that have been noted in this report and wanted us in and out as fast as possible (within his 45-minute window), however DSFM Whims and I took the time necessary to conduct a proper inspection and M. Meraz left prior to the completion of the final 4 tenants' spaces. All violations observed at the time of inspection are annotated here within.

Reports of inspection conducted pursuant to this subsection shall be on forms provided by the State Fire Marshal and shall be submitted to the official in charge of the facility, the local governing body, the State Fire Marshal, and the Corrections Standards Authority within 30 days of the inspection.

Discussed With: Rachel Kim

Title: Senior ROW Agent

Accompanied By:

Title: Senior ROW Agent

Rachel Kim

Signed: 12/01/2023

COMMENTS OR QUESTIONS ABOUT INSPECTION SERVICES
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SPOT INSPECTION REPORT

Violation # 697533

Description: 510767

Violation Code: Title 24 CFC 2022-1010.2.5

Comments: Garment, Prominent Apparel, Mile Fine Furniture, Kim's Awning, E Pro's Int. all had manually operated bolt or surface locks and shall come into compliance with the below code section.

-Manually operated flush bolts or surface bolts are not permitted and shall be removed from all exit doors immediately.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided that such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
5. Manually operated edge and surface-mounted bolts shall be permitted on the inactive leaf of pairs of doors that serve patient care rooms in Group I-2 occupancies, provided that the bolts are self-latching and the inactive leaf is not needed to meet the minimum clear opening width required by Section 1010.1.1 of the California Building Code. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.



Comments: Garmet Front door - South wall

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SPOT INSPECTION REPORT

Violation # 697567

Description: 510891

Violation Code: Title 19 Title 19 Current-567.6

Comments: Fire extinguishers in the following locations shall be mounted in accordance with the below code section:

1. Garmet Printing - The fire extinguisher on the north wall near the egress door is mounted too high.
 2. Garmet Printing - The fire extinguisher outside the office on the south warehouse wall is not mounted at the correct height.
 3. Kim's Awning - The 4th pillar along the west wall counting the pillars from the north is missing a fire extinguisher.
- Kim's Awning - The fire extinguisher in the middle of the east and west work areas on the north side of the divider is hanging by its handle.

Fire extinguishers having a gross weight not exceeding 40 lbs (18.14kg) shall be installed so that the top of the fire extinguisher is not more than 5 ft. (1.53m) above the floor. Fire extinguishers having a gross weight greater than 40 lbs. (18.14kg) (except wheeled types) shall be so installed that the top of the fire extinguisher is not more than 3- ½ ft. (1.07 m) above the floor. In no case shall the clearance between the bottom of the extinguisher and the floor be less than 4 in. (10.2 cm).



Comments: Kim's Awning, missing extinguisher on the pillar.

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Comments: Kim's Awning, extinguisher is hanging by it's handle.



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SPOT INSPECTION REPORT

Violation # 697529

Description: 490673

Violation Code: Title 19 Title 19 Current-3.11

- Comments:**
1. Garment 1620 - Egress door/main entrance on the south wall shall have storage and debris removed from exterior of the door.
 2. Garment 1620 - Provide clearance in the aisles between shelving for egress, stock was being stored and obstructing aisles.

CCR Title 19 § 3.11 (a) No person shall install, place or permit the installation or placement of any bed, chair, equipment, concession, turnstile, ticket office or anything whatsoever, in any manner which would block or obstruct the required width of any exit.

See also 2022 CFC 315.3.2



Comments: Garment printing - exterior storage in front of the south egress door.



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SPOT INSPECTION REPORT

Violation # 697723

Description: 511072

Violation Code: Title 24 CFC 2022-603.8

Comments: The use of extension cords shall not be in lieu of permanent wiring and shall be in compliance with the CFC code section below. The following areas were observed:

1. Garment Printing - Extension cord was found in use at the rear (north) door near the paints.
 2. Garment Printing - Between pillars 4 and 5 counting from the south end of the tenant space there was an orange extension cord plugged into a multiplug adapter.
 3. Garment Printing - There was a yellow extension cord powering IT equipment located at the central work station at the east end of the second 40' light bar counting from the south end of the tenant space.
- Prominent Apparel - A white extension cord was found in the breakroom on the desk with the CCTV equipment.

The use of temporary wiring for electrical power and lighting installations shall not exceed a period of 90 days. Temporary wiring methods shall meet the applicable provisions of the California Electrical Code.

Exception: Temporary wiring for electrical power and lighting installations complying with the applicable provisions of the California Electrical Code is permitted during periods of construction, remodeling, repair or demolition of buildings, structures, equipment or similar activities.

-Disconnect and remove all extension cords when not in direct use daily.

See also Title 19 Current-3.14 Fire Hazard.



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Violation # 697537

Description: 364

Violation Code: Title 19 Title 19 Current-3.28

- Comments:**
1. Garment Printing - Provide plans and specifications for the office and breakroom area along the south wall of the warehouse.
 2. Mile Fine Furniture - Provide plans and specifications for the office and storage area along the west wall in the walkway between the north work area and the south work area.
 3. Prominent Apparel - Provide plans and specifications for the new office/breakroom against the south wall of the business in the hallway with the old drop ceiling still intact.
 4. Prominent Apparel - Provide plans and specifications for the demolition of the drop ceiling and alteration to the fire sprinkler system.
 5. Kim's Awning - Provide plans and specifications for the paint booth that has been constructed and is being operated on the exterior of the building along the north wall just to the east of the vehicle loading dock.
 6. E Pro's Int - Provide plans and specifications for the newer office located at the SW corner of the building.
 7. E Pro's Int - Provide plans and specifications for the industrial oven in accordance with this code section below as well as Title 24, Part 9, CFC, Chapter 30.

(a) General. When plans and specifications are reviewed and approved by the State Fire Marshal such plans and specifications shall bear the stamp of approval of the State Fire Marshal and shall be available at the site of construction for review by the enforcing agency.

(b) State Owned, Specified State Occupied, and State institutions. Complete plans and specifications shall be submitted to the State Fire Marshal for review and approval in accordance with the provisions of California Code of Regulations Title 24, Part 2, Section 1.11 & California Health and Safety Code Section 13108 for the construction, alteration, remodel or repair to any building or portion thereof owned, occupied, leased or rented by the state.

(c) Public Schools. Plans and specifications for the construction, alteration or addition to any building owned, leased or rented by any public-school district shall be submitted to the Division of the State Architect for review and approval.

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SPOT INSPECTION REPORT

Violation # 697543

Description: 510726

Violation Code: Title 24 CFC 2022-603.2.2

Comments: Open junction boxes shall be provided with listed junction box covers in the following locations:

1. Garment Printing - between pillars 2 and 3 at the ceiling level along the east wall.
2. Garment Printing - between pillars 4 and 5 on top of the light bar that is running east to west on the east side of the warehouse.
3. Garment Printing - on the west side of the warehouse there are light bars running east to west and on the further east end of the light bars there are open junction boxes on the top of the 3rd, 4th, 5th, and 6th light bars counting from the south wall of the tenant space.
4. Mile Fine Furniture - open junction box on the east wall of the south work space at the ceiling level.
5. Mile Fine Furniture - open junction box located in the side storage room within the office above the ceiling level.
6. Kim's Awning - Hallway entrance at the ceiling level.
7. E Pro's Int - Open junction box directly above the refrigerator at the ceiling level.
8. Prominent Apparel - Workroom hallway, there is an open junction box above the drop ceiling at the entrance to the hallway.
9. Prominent Apparel - Re-secure the junction box cover that is mounted on the plywood located on the west wall of the mechanical room.
10. Kim's Awning - Re-secure the cover for the exposed electrical on the air handling unit for the HVAC located at the SE corner of the work floor.
11. Garment printing - an outlet cover was installed on a junction box leaving openings where electrical is exposed near the fridge near the SW corner of the tenant space.
12. E Pro's Int - Open junction box directly above the industrial oven at the ceiling level.
13. E Pro Int - Provide a cover plate for the electrical receptacle below the office window on the warehouse side of the wall.

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

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Violation # 697718

Description: 510791

Violation Code: Title 24 CFC 2022-603.2

Comments: Provide circuit breaker blanks for the following locations:

1. Garment Printing - Each of the three panels on the exterior wall of the office located on the south wall of the warehouse floor.
2. Mile Fine Furniture - The electrical panel on the rear wall (south wall).
3. The electrical panel on the south wall near the front door labeled "sub panel A".
4. Kim's Awning - The electrical panels labeled "panel B" and "panel C".

Conditions that constitute an electrical shock or fire hazard shall be abated immediately.

See also Title 19 Current-3.14 Fire Hazard.



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Violation # 697535

Description: 511337

Violation Code: Title 24 CBC 2022-705.2.4

Comments: Garment 1620 - The main entrance and egress door on the south wall.

-Swinging fire doors shall close from the full-open position and latch automatically. Have a professional fire door technician service and adjust these doors and provide documentation of such.

Violation # 697716

Description: 624

Violation Code: Title 19 Title 19 Current-906.4

Comments: Provide the following AES forms:

AES 2.2 Wet Pipe Fire Sprinkler System (5 Year)

The existing 5 Year Tag on the riser expired in 2023.



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Violation # 697717

Description: 510802

Violation Code: NFPA 72 Edition-14.3.1

Comments: No fire alarm inspection report was present at the fire alarm panel located inside garment printing at the SW corner of the warehouse floor.

Conduct and provide an annual fire alarm inspection, testing, and maintenance report in accordance with 2022 CFC 901.6 and NFPA 72.

See also Title 19, 3.24