

**BUILDING STANDARDS APPEALS BOARD  
CITY OF FRESNO, CALIFORNIA**

In the Matter of  
Public Hearing on Administrative Citation  
E23-01585.1;  
4816 E. Fillmore Ave.  
JCH FAMILY LP, *et al.*, APPELLANTS

**DECISION OF BUILDING STANDARDS  
APPEALS BOARD  
April 7, 2026**

Section 11-504 of the Fresno Municipal Code (FMC) provides that the Building Standards Appeals Board (BSAB) shall hear and decide appeals of orders, decisions or determinations made by the Building Official and/or Code Enforcement relative to the application and interpretations of the Housing Regulations (Chapter 11, Article 3) or the Dangerous Building Ordinance (Chapter 11, Article 4).

**CITED VIOLATIONS FINDINGS**

After review of the City's Appeal Packet and all other relevant evidence and testimony submitted to the BSAB, the BSAB has determined by preponderance of the evidence that the below violation(s) included on the appealed First Administrative Citation dated December 17, 2025 (Citation), was/were present at the time of the Citation's issuance:

- Violation #1: "Building #1 (APT 101-105 & 201-205) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections."  
*(Fresno Municipal Code §§ 11-105, 11-307, 11-308; California Mechanical Code §§ 104.1, 105.1.)*
  
- Violation #2: "Building #2 (APT 110-114 & 210-214) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections."  
*(Fresno Municipal Code §§ 11-105, 11-307, 11-308; California Mechanical Code §§ 104.1, 105.1.)*
  
- Violation #3: "Building #3 (APT 106-109 & 206-209) has multiple heating, ventilation, and air conditioning systems (HVAC) that were installed without the required permits and inspections."  
*(Fresno Municipal Code §§ 11-105, 11-307, 11-308; California Mechanical Code §§ 104.1, 105.1.)*
  
- Violation #4: "Permit #B23-13816, acquired for (replace fascia board, replace damage carport metal post like to like, replace damage carport metal roof sheets as needed like to like, and replace exterior carport light fixtures) building and electrical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid

unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed.”

*(Fresno Municipal Code §§ 11-101, 11-307, 11-308, 11-310; California Building Code §§ 105.1, 105.4, 105.5, 105.6.)*

Violation #5: “Permit #B23-14018, acquired for (replace HVAC unit at APT #102) mechanical work performed at the subject property, has not received final inspection approval and has expired and/or has been cancelled. Per the California Building Code, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permits is suspended or abandoned for a period of 180 days after the time the work is commenced. A final inspection and approval is required before the use or occupancy of the improvements covered by this permit is allowed.”

*(Fresno Municipal Code §§ 11-101, 11-307, 11-308, 11-310; California Building Code §§ 105.1, 105.4, 105.5, 105.6.)*

If any of the above boxes are checked, Citation E23-01585.1 is **CONFIRMED**, and the associated fine of \$250 is **ALSO CONFIRMED**.

If none of the above boxes are checked, Citation E23-01585.1 is **DISMISSED**, and the associated fine of \$250 is **ALSO DISMISSED**.

### **REMAINING VIOLATIONS FINDINGS**

After review of the City’s Appeal Packet and all other relevant evidence and testimony submitted to the BSAB, the BSAB has determined by preponderance of the evidence that the above confirmed violation(s) is/are currently still uncorrected.

Therefore, pursuant to FMC section 1-409(f), the BSAB **ORDERS** Appellant to repair or otherwise correct the remaining violations within 30 days of the date of this Decision. Further, a progress hearing will be set within 30 to 60 days of the date of this Decision.

If the BSAB determines at the progress hearing that all outstanding violation(s) have been corrected, the fine assessed for Citation E23-01585.1 will remain as originally confirmed.

If the BSAB determines at the progress hearing that the Appellant has made "substantial progress" in correcting the outstanding violation(s), a final progress hearing shall be scheduled for a time to be determined at the first progress hearing for a determination at the final progress hearing as to whether those outstanding violations have been corrected.

If the BSAB determines at the progress hearing that the violations have not been corrected, or less than "substantial progress" has been made in correcting all outstanding violations on the Property, then the fine for Citation E23-01585.1 issued by the City and confirmed by the BSAB will be doubled pursuant to FMC section 1-409(f).

Additionally, if it is found that Appellants' failure to repair and/or correct all remaining violations was willful, pursuant to FMC section 1-409(f), such failure will be deemed a criminal violation and may subject Appellants to criminal misdemeanor prosecution in Fresno County Superior Court.

Pursuant to FMC §§ 1-409(f) and 1-410(e), the BSAB expressly reserves jurisdiction on all issues necessary in making any decisions or determinations at any and all Progress Hearings.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, Amy K. Aller, Interim City Clerk of the City of Fresno, certify that the foregoing decision was adopted by the Building Standards Appeals Board of the City of Fresno, at a regular meeting held on 7<sup>th</sup> day of April, 2026, upon a motion by Member \_\_\_\_\_, seconded by Member \_\_\_\_\_.

VOTING: AYES:  
NOES:  
RECUSED:  
ABSENT:

DATED: \_\_\_\_\_

\_\_\_\_\_, Secretary  
City of Fresno Building Standards Appeals  
Board

APPROVED AS TO FORM:

ANDREW JANZ  
City Attorney

By: \_\_\_\_\_  
Name Date  
Title