

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0110162

Insp Area: 4

Thos Bros: 277H6

Sub-Type: HSG

Housing (Y/N): Y

Site Address: 695 PLAZA AV SAC

Parcel No: 263-0203-022

#2

CONTRACTOR

OWNER

ARCHITECT

ATTN: FRED LEWIS
WESTERN AMERICAN DEV.
PO BOX 7374 95357

Nature of Work: COMPLETE REPAIRS AS DIRCETED BY HDB THIS PERMIT IS FOR 62 UNITS TWO BUILDINGS UNIT #2

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____
Date 8/9/01 Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 8/9/01 Applicant/Agent Signature _____

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for \$100 or less) For the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 8/9/01 Applicant Signature _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

HOUSING AND DANGEROUS BUILDINGS

Case Field Check List

Case #: **H010006431**

Address: **695 PLAZA AV**

Corrective Action:

Violation: B01 - Building

Description: Attractive Nuisance. 8.100.230 (2)

Comments: -Non conforming use of a recreation room for living space, This occupant suggested be flooded out of her on several occasions, west building. The maintenance worker advised me the building drain continues to back up into the basement area

flooding this and two other rooms one of which he was occupying as unit 30 posing a health safety issue for the occupant.

-Pool is turning due to lack of maintenance posing a health hazard for the occupants of this complex.

Children have been seen playing within the fenced area, they enter through a widened opening in the fence.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560 (M)

Comments: -Dry rot damage to balcony at the stair landing and balcony area, west building.

-Provide a current dry rot report for both structures, the balconies and stairs as dry rot damage has been noted in several areas of these structures.

-Provide a report for the mold contamination and remediation of the mold found in several of the upper units and the basement known as unit # 30, 84.

-Repair the tub waste leaks in upper units which have caused damaged as noted in unit 73's bathroom ceiling area.

-Most units will require new floor coverings as they have deteriorated beyond simple cleaning or repair.

-Repair all units hall ways damaged by roof leaks, remove damaged sheet rock for further inspection.

-Repair all ceilings in all upper units affected by water damage. Most have failed seams and acoustic ceilings.

-Replace damaged concrete steps on both buildings.

-Clean all kitchen exhaust fans and duct as they pose a fire hazard due to the large grease build up.

Corrective Action:

Violation: B17 - Building

Description: Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 8.100.620 (B)

Comments: - In several units such as noted in unit # 82, the windows are broken and without screens. By final inspection all windows will be in good operational condition and provided with screens.

Corrective Action:

Violation: B17 - Building

Description: Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 8.100.620 (B)

Comments: 1. Broken door jamb in unit 38
2. Sliding glass door in unit 19 allows the passage of outside air into the interior.

Corrective Action:

Violation: B25 - Building

Description: Inadequate fire protection and equipment. 8.100.680

Comments: All units-Provide smoke allarms in all bedrooms and halls leading thereto.

Corrective Action:

Violation: E01 - Electrical

Description: Unsafe electrical service equipment. 8.100.500

Comments: -SMUD room at the west building basement area known as unit # 30. Debris placed in front of meter location

Corrective Action:

Violation: E06 - Electrical

Description: Inadequate electrical service or distribution. 8.100.610

Comments: Remove power to house lighting that is fed from individual units.

Corrective Action:

Violation: M02 - Mechanical

Description: Provide combustion air in an approved manner for gas appliances. 8.100.610

Comments: -In sufficient combustion air for water heaters and gas fired clothes dryers, west building basement area known as unit # 30. front of panels.

Corrective Action:

Violation: M04 - Mechanical

Description: Provide approved installation and access for the HVAC unit. 8.100.610

Comments: Condensate from rooftop AC unit leaks into vent in Unit 17 and 19.

Corrective Action:

Violation: M04 - Mechanical

Description: Provide approved installation and access for the HVAC unit. 8.100.610

Comments: -Replace damaged return air register grills and provide filters all units.

Corrective Action:

Violation: P01 - Plumbing

Description: Provide replacement of deteriorated plumbing fixtures with approved type. 8.100.600

Comments: Water valve for the bath tub in unit 39 leaks.

Corrective Action:

Violation: P06 - Plumbing

Description: Provide approved P-traps for all plumbing fixtures. 8.100.600

Comments: -Repair leaking P Trap such as found in unit 83, all units not inspected.

Corrective Action:

Violation: P09 - Plumbing

Description: All gas appliances shall be approved type and installed in an approved manner. 8.100.610

Comments: -Non conforming installation of gas water heater vents posing a fire hazard. west building basement area known as unit # 30.

-Non conforming alterations to a water heater ignition system creating a fire hazard.

-Provide seismic supporting of water heaters to the structure.

Corrective Action:

Violation: P10 - Plumbing

Description: Other

Comments: DURING THE REGULAR COURSE OF REPAIRS AND INSPECTIONS ADDITIONAL VIOLATIONS MAY BECOME APPARENT NOT SO NOTED IN THIS DOCUMENT. ALL VIOLATIONS SHALL BE CORRECTED AND INSPECTED WITH A PERMIT.



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT

PHONE 916-264-5381

1231 I STREET, ROOM 200
SACRAMENTO, CA 95814-2998

FAX 916-264-5543

OVER-THE-COUNTER PROJECT REVIEW

Address: 695 Plaza Avenue, unit #1and #2
APN: 263-0203-022
Description: **minor repair**

Applicant/Owner: Robida Darryl
Date Approved: August 9, 2001
Staff Contact: Ellen A. Schmidt, Assistant Architect, 264-5962

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Repair dryrot damage at balcony and stairs of west building. Repairs shall match existing.
2. The scope of work is limited to the above listed items. Any changes are subject to Design Review staff approval.

Sincerely,

Ellen A. Schmidt
Assistant Architect
Design Review

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) _____
2. I (have/have not) _____ signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name N/A Address _____
City _____ Telephone _____
Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name _____ Address _____
City _____ Telephone _____
Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work
<u>To be Appointed</u>			

Signed [Signature]

Job Address 695 PLAZA AV # 2

Permit No: 0110162 H