

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0507941

Insp Area: 2  
Thos Bros: 317A6

Site Address: 1272 47TH AV SAC  
Parcel No: 024-0303-004

Sub-Type: ASFR  
Housing (Y/N): N

CONTRACTOR  
BIDWELL DESIGN & BUILD  
1731 BIDWELL WY  
SAC CA

OWNER  
JOHN R/BENDAN A BLUEREVOC LIVING TRUST  
1272 47TH AV  
SACRAMENTO, CA 95831

ARCHITECT

Nature of Work: Remodel 1st flr & add 196sf, add 2nd flr liv 1028sf & 112sf deck

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 B License Number 768357 Date 9-9-05 Contractor Signature [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 and improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

ISSUED  
CITY OF SACRAMENTO

I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: SEP 09 2005

Date \_\_\_\_\_ Owner Signature [Signature]

DOWNTOWN PERMIT  
CENTER

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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 9-9-05 Applicant/Agent Signature [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 STATE FUND Policy Number 713-00 0005770 Exp Date 10/01/2005

(This section need not be completed if the permit is for \$100 or less) I certify that in 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 9-9-05 Applicant Signature [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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.



**CITY OF SACRAMENTO  
BUILDING INSPECTION  
DIVISION**

**PERMIT OFFICES**  
 Downtown (916) 264-7619  
 1231 I St., Rm. 200, Sacramento 95814  
 Natomas Center (916) 808-2534  
 2101 ARENA BL., Sacramento 95834  
 http://www.sacto.org

**RESIDENTIAL PLAN REVIEW  
2001 CBC Adopted Codes  
Effective November 1<sup>st</sup>, 2002**

**PROJECT ADDRESS & DESCRIPTION** 1427 47<sup>TH</sup> AVE ADDITION 1<sup>ST</sup> AND 2<sup>ND</sup> FLOORS

**PERMIT NO:** 0507941

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.  
 Signature of: [Signature] Date 8-5-05  
 Owner  Authorized Agent  Contractor  Architect/Engineer

**BUILDING CODE REQUIREMENTS**

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2 When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms. The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.  
**Exception:** Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4 All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction. The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. CBC, Section 302.4, Exception 3. **Note:** All members supporting such separation shall be equivalent fire-resistive construction as per 2001 UBC, Section 302. All electrical outlet boxes on opposite sides of the wall shall be separated by a horizontal distance on not less than 24 inches per 2001 CBC 709.7, Exception 1

1272 47th Av  
0507941

CITY COPY



"Blue" Plan Check

July 7, 2005

COMMENT RESPONSES per PLAN CHECK #1 - PERMIT NUMBER 0507941  
for 1427 - 47th Avenue, Sacramento, California

**Plan Review Comments:**

Item #1 - Code Compliance  
Response - Owner

Item #2 - Drainage & Encroachment Questionnaire  
Response - Owner

Item #3 - School Impact Fee  
Response - Owner

Item #4 - Lot Drainage  
Response - Corrected - C1.01

Item #5 - (E) Garage Identification  
Response - Corrected - AE1.01

Item #6 - Wall Types  
Response - Schedule Removed from Plan Set

Item #7 - Wall Clarification  
Response - Schedule Removed from Plan Set

Item #8 - Exterior Door Landing  
Response - Landing Added - 1/A1.01, 1/C1.01

Item #9 - Nail Length  
Response - Noted Added 1/A1.01

Item #10 - Balloon Framing  
Response - Clarified - 1/A1.01, 1/A1.02

Item #11 - Tempered Glass  
Response - Notes Added & Dimensioned 1/A.01

Item #12 - Window Location

7
8
9
10
11
12

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

AUG 05 2005

**RECEIVED**

**CITY OF SACRAMENTO**  
 PLANNING & BUILDING DEPARTMENT  
 BUILDING DIVISION

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT  
 Inspection: 1-916-808-5191



North Permit Center  
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

ento, CA 95814

**INARY RESIDENTIAL APPLICATION**  
 1-916-808-5656 OR 1-866-EZ-PERMIT

\*\*\*DUI  
 PD: 06/06/2005 0  
 DATE: 06/06/2005 1  
 PNT#: 0507941R SH  
 0204PLAN CK-RESID'L  
 \$459.60

PC  
 CHANGE

SUITE	0507941
	INSP. AREA
7	0507941
COMMUNITY PLAN NO.	PLAN CHECK NO.

ADDRESS	ZIP CODE	PHONE #	FAX #
Dwell Design Build 1731 Bidwell Way	95818	712-2307	442-8338
PROPERTY OWNER for Bandon.			
John Blue 1272 47 <sup>th</sup> Ave	95818	799-6632	
LICENSED CONTRACTOR	LICENSE #:		
Craig Chalmers 1732 Bidwell Way	768357		
ARCHITECT/ENGINEER			

<u>2</u>	<u>Comp</u>	<u>1521</u>	<u>1769</u>	<u>587</u>	<u>112</u>
No. of Stories	No. of Rooms	Roof Covering	Area 1 <sup>st</sup> Floor	Total Area	Garage Area
					Patio Area

THIS PERMIT IS FOR:  
 BUILDING  MECHANICAL  PLUMBING  ELECTRICAL  SITE  FIRE

NATURE OF WORK IN DETAIL  
 Interior remodel 1<sup>st</sup> Floor, 2nd story Addition  
 Remodel 70,000  
 addition first 196<sup>sq</sup>, second floor 1428 SF

\$ 200,000  
 VALUATION

12/28/2004

City of Sacramento  
Development Services Department  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 1272 47 <sup>th</sup> Avenue	APN: 024-0303-004
DRPB AREA / PUD / SPD: Not Applicable	ZONING: R-1
EXISTING LAND USE: 1-story, Single Family Residence, attached garage.	
PROPOSED USE: 2 <sup>nd</sup> story of living space and minor first floor additions. Possible rear deck.	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC      ZA      IR      ER      DR      PB Required Planning application must be approved before project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number: Application must be approved before project can be submitted for plan check.
<input type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: Building permit will be issued on approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards prior to issuance of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Site Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only, plan check not required.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS: Meets all applicable setbacks and lot coverage on the stamped site plan.  Lot at least 9583 sq ft per MetroScan. Footprint of covered structures after addition will be less than 2766 sq ft. Lot coverage is less than 29% (of the 40% maximum for R-1 zone). Setbacks okay, additions are at least 5' from rear and 15' from side. No other Planning issues apparent.	
DATE: 6 June 2005	BY: Robert W. Williams <span style="float: right; font-family: cursive;">RW</span>

**Certification of Compliance**  
School District Development

CITY OF SACRAMENTO  
DOWNTOWN PERMIT  
CENTER

SEP 09 2005

**RECEIVED**

**Part I - To be completed by the APPLICANT**

Owner's Name/Address Benda Blue  
 Project Address 1272 47th AV.  
 Parcel Number 024-0303-004 Lot No. \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ No. of Units ONE  
 Applicant's Signature [Signature] Title \_\_\_\_\_  
 Phone No. 916 452-9515 Date 9/8/05

**Notice to Applicant:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II - To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 0507941  
 Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
 Square Feet of Chargeable Building Area 1224 sq ft  
 Signature/Title Ang Boyd, B.I. IV Date 9-8-05

**Part III - To be completed by the SCHOOL DISTRICT**

School District SCUSD Certificate No. 10023  
 Exempt Comments SEPARATE CLASS NOT APPLICABLE FOR PERMITS  
~~Residential/Apartment~~ RESIDENTIAL Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
~~Commercial/Industrial~~ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 Total fees collected 1224 sq ft x \$0.24 = \$293.76  
CK# 1072 9/08/05 \$274.76/-

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school official I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 9/8/05

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant