

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0306412**  
**Insp Area: 4**  
**Thos Bros: 276 J6**

**Site Address: 2751 WEST RIVER DR SAC St: BLD#20**  
Parcel No: 274-0440-001 BLDG. #20

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

CONTRACTOR  
P W C X INC  
3993 HOWARD HUGHES PKWY #200  
LAS VEGAS NV 89109

OWNER  
PACIFIC RIVERBEND LLC  
3993 HOWARD HUGHES PARKWAY # 200  
LAS VEGAS, NV. 89109 95826

ARCHITECT  
THERESA PREISINGER (LPA)  
2484 NATOMAS PARK DR. # 100  
SACRAMENTO, CA. 95833 95833

**Nature of Work: BLDG. # 20, TYPE A, NEW APT. WITH GARAGES**

**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 800132 Date 6-26-03 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 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 \_\_\_\_\_ 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 6-26-03 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.

[Signature] 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 STSE FUND Policy Number 046-0012420- Exp Date 10/01/2003

\_\_\_\_ (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 6-26-03 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.**



Architecture  
 Planning  
 Landscape Architecture  
 Interior Design  
 Graphics

2484 Natomas Park Drive, Suite 100  
 Sacramento, CA 95833  
 PHONE 916.443.0335  
 FAX 916.441.2823  
 WEB www.lpasacramento.com

**Architect's  
 Supplemental Instruction No. 00007**

To: David LaPlante  
 PWCX, Inc.  
 2751 West River Drive  
 Sacramento CA 95833  
 Fax: 916-920-3310

Date: 8/20/2003  
 Project Name: Villas at Riverbend  
 Project Number: 6510001  
 Subject: Clarifications

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time unless noted below. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

**Floor/Ceiling Assembly Clarification:**

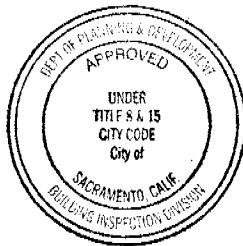
Test # G & H USDA - 11 ST

1-1/2" lightweight concrete (100 p.c.f.) over 3/4" plywood over TJI at 24" with RC channels and one layer 5/8" type x gyp board.  
 3" glass fiber batts insulation required at vinyl floors. STC = 58. IIC = 50 at vinyl. 77 at carpet and pad.

**Roof/Ceiling Assembly Clarification: No STC required**

Test # 2002 CBC, Table 7C - #21

Wood trusses at 24" with 1/2" plywood sheathing and two layers 5/8" type x gyp.  
 Must use two layers gyp even with RC channels for fire rating. (PFC 4354)



This set of plans and specifications was kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

*THO 12/29/03*

**ISSUED**  
 City of Sacramento

DEC 29 2003

NORTH PERMIT  
 CENTER

**CITY COPY**

*#0306412*

*2751 West River*  
*Area 4 #20*

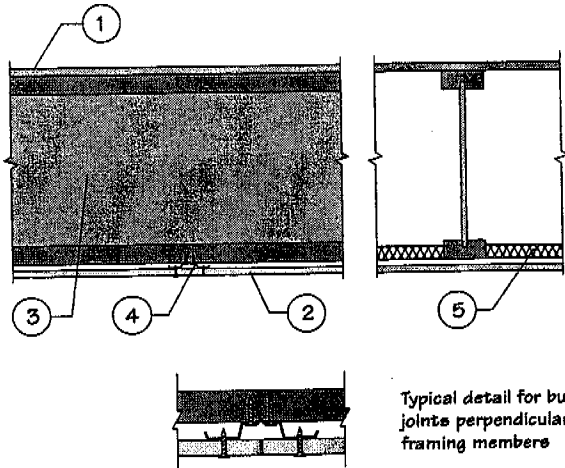
Architect:  
 By: *Theresa Preisinger*

Contractor:  
 By: *David LaPlante*  
 Date:

# FIRE ENDURANCE ASSEMBLIES

Trus Joist • Fire Facts Guide 5003 • August 2002

## ONE-HOUR ASSEMBLY RATING



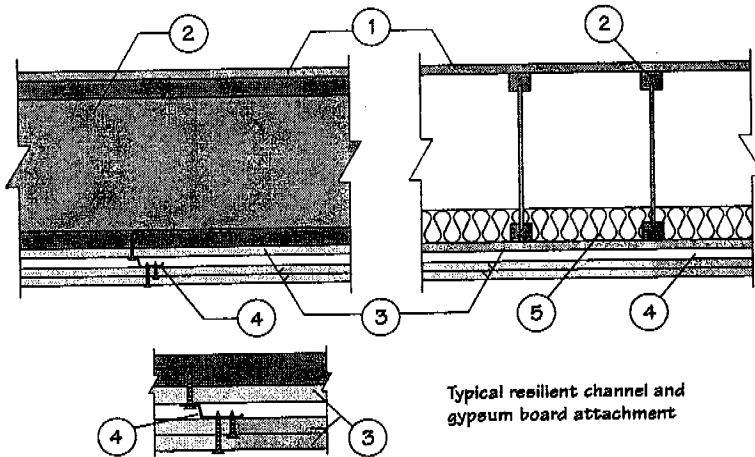
Typical detail for butt joints perpendicular to framing members

### ASSEMBLY F

1. 48/24 tongue-and-groove span-rated sheathing (Exposure 1)
2. 5/8" thick USG FIRECODE® Type C or Westroc Fireboard C gypsum board
3. TJI® joist (with flange sizes 2x4 nominal or larger)
4. USG RC-1 channel at 16" on-center.
5. Thermafiber®, Fibrex®-FBX or Fibrex® SAFB mineral wool blankets

REF: NER-200, ICBO ES PFC-4354

## TWO-HOUR ASSEMBLY RATING



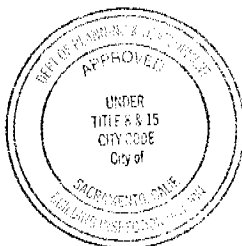
Typical resilient channel and gypsum board attachment

### ASSEMBLY G

1. 48/24 tongue-and-groove span-rated sheathing (Exposure 1)
2. TJI® joist or open-web truss, 24" on-center maximum
3. Three layers of 5/8" thick Gold Bond Fireshield G Type X gypsum board
4. Resilient channels at 16" on-center located between first and second layers of gypsum board
5. Optional glass fiber insulation

REF: NER-200, NER-148, ICBO ES PFC-4354

Lightweight concrete or approved gypsum topping with appropriate sheathing can be substituted for the decking material shown in any of these assemblies.

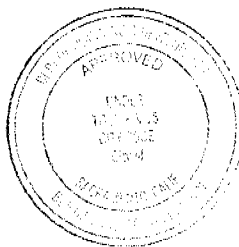


This set of plans are approved and shall be kept on the job, at all times, and no changes shall be made without written permission of the Building Inspection Division. The approval of this set of plans shall not be held to permit any violation of any City Ordinance or State Code.

**ISSUED**  
City of Sacramento

DEC 29 2003

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This set of plans and specifications must be kept on the job at all times and the contractor to make any change in specifications or building from the original specifications shall be the responsibility of the contractor.

December 8, 2003

Pacific River Bend LLC

2751 W. River Road

Sacramento, CA 95833

RE: The Villas at River Bend

TWO  
12/29/03

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City of Sacramento

DEC 29 2003

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To whom it may concern

The Superior DT500CMN fireplace is a direct-vent gas fireplace that is listed to ANSI standard Z21.88-2002. This is a comprehensive design and test standard. The standard is approximately 227 pages long and has more than 30 performance tests covering aspects of product design and certifying safe performance when the product is installed per the installation instructions.

While I am not certain precisely what the building inspector is requesting with a "one hour" burn rating, I suspect that section 2.22 Wall, Floor and Ceiling Temperatures addresses his request.

In compliance with this performance test, the fireplace is placed in an enclosure built to the minimum clearances specified in the installation instructions. The fireplace is then burned until equilibrium is reached. ~~It is then determined that all surface temperatures on surrounding materials must be in compliance as follows:~~

- 1) 117 degrees plus ambient on exposed surfaces of the test structure within 18" of the appliance and
- 2) 90 degrees plus ambient on unexposed surfaces of the test structure, such as beneath the appliance or within a stud space of a Zero (0") Clearance installation or the wall behind a wall mount unit, and the enclosure of the venting system.

In addition, the appliance is further tested with vents partially blocked, blowers disabled to ensure safe operation.

Testing is performed by a certified Nationally Recognized Testing Agency, and the unit displays a rating label to this effect.

Sincerely yours,

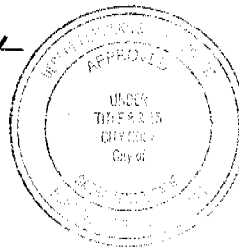
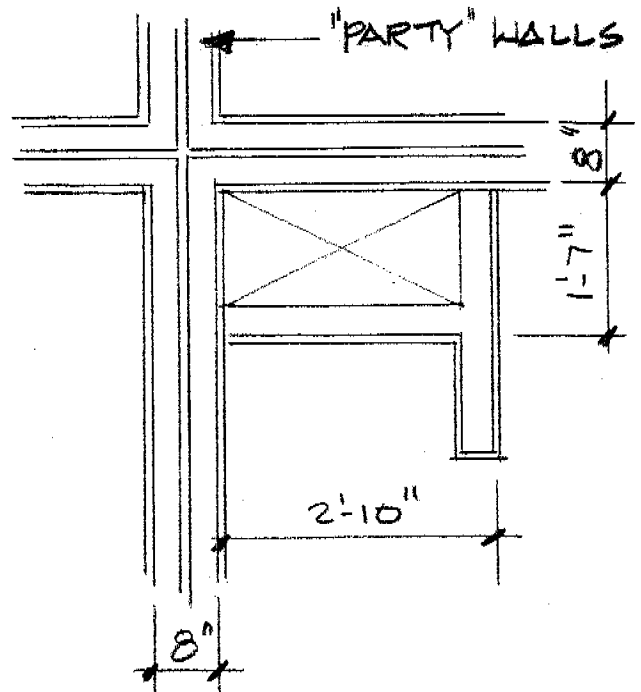
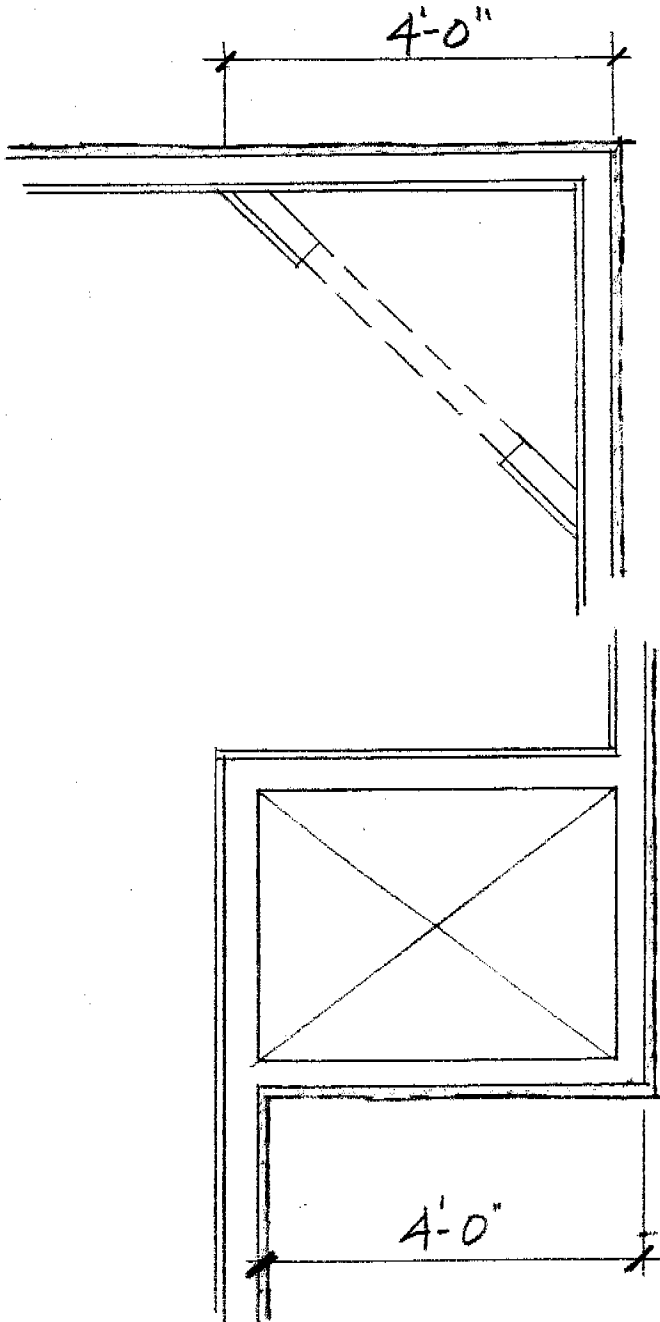
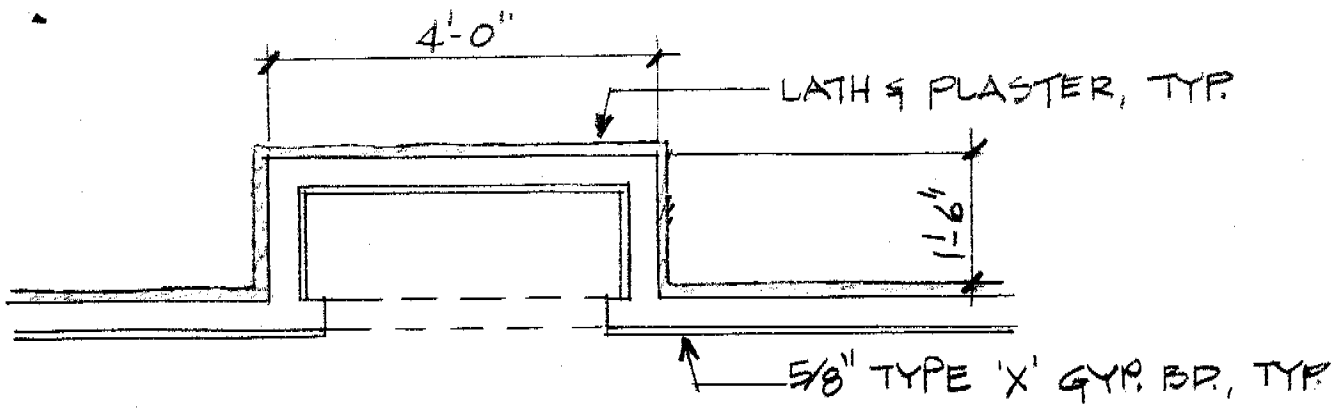
Donald Kaufman

Manager of Training and Field Technical Support

1110 W. Taft Avenue, Orange, CA 92665-4150  
800 854 0257 • 714 921 6100 • FAX 714 921 6148  
A LENNOX INDUSTRIES COMPANY

CITY COPY

# 0306410



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the building inspector/division.

The approval of this plan and specification SHALL NOT be held as a violation of any City Ordinance.

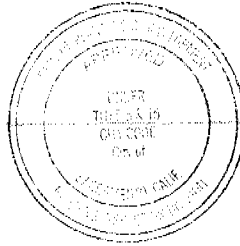
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City of Sacramento

DEC 29 2003

NORTH PERMIT  
CENTER

FURRED CHASES @ THE VILLAS.

Subj: **RE: Help Once Again**  
 Date: 12/4/2003 2:39:10 PM Pacific Standard Time  
 From: [jwoodward@iccsafe.org](mailto:jwoodward@iccsafe.org)  
 To: [Coderes@aol.com](mailto:Coderes@aol.com)  
 Sent from the Internet (Details)



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

Gale

The fax number is listed below in the signature block.

The quick answer is that yes, if the building is a Type V-1 hour building, the walls (interior and exterior) need to be rated based on Table 6-A. They do of course get to use Section 601.5.2.2. That would permit many of the interior walls to be non-rated.

Probably the big thing that would affect/answer your other questions is whether or not it is a "shaft." If the code would require a "shaft" based on 711 (and not covered by 711.3) then it would require sheetrock on both faces of the double walls, but if it is not required to be a shaft (it really is just a "wall") then no, you only need the sheetrock on the outside of the two walls and not on the inside face.

The best thing to look at is in the general explanatory notes in the Gypsum Association's Fire Resistance Design Manual. There are two specific items (items 15 and 17 in the 17th edition). The first says "greater stud sizes (depths) shall be permitted to be used in metal- or wood-stud systems." The second says "within design limitations, the distance between parallel rows of studs, such as in a chase wall, shall be permitted to be increased beyond that tested. When stud cavities in walls constructed of parallel rows of steel studs exceed 9-1/2 inches and cross bracing is required the cross bracing shall be fabricated from steel studs."

Therefore, if a "wall" is OK with 5/8 inch Type X on both sides of a single stud wall, you could either use a 2 x 8 or such for the studs instead of a 2 x 4 and be OK or you could simply move the double stud walls farther apart. For example GA assembly WP5512 shows a double stud wall with a one-inch air space. That space could be increased beyond one-inch without reducing the walls rating. The only caution is the fireblocking issues in Section 708.2.1.

The exterior wall is just considered as a "nonsymmetrical" assembly and the provisions of 709.5 control. They may want to go to UBC standard 7-7 and calculate the rating.

Jay

---

Jay A. Woodward, AIA  
 Senior Staff Architect  
 e-mail: [jwoodward@iccsafe.org](mailto:jwoodward@iccsafe.org)

ICC Distribution Center  
 1704 East 123rd Terrace  
 Olathe, KS 66061-5874

(913) 764-6700 or (888) 699-0541, extension 3814  
 Fax (913) 764-2272

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 City of Sacramento

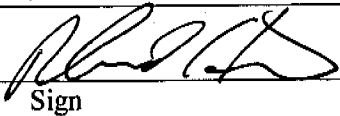
DEC 29 2003

NORTH PERMIT  
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CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address:	<u>2751 WEST RIVER BL BLDG #20</u>	Permit No.:	<u>0306412</u>
Building Use:	<u>APARTMENTS</u>	Occupancy:	<u>R1</u>
Building Owner:	<u>PACIFIC RIVERBEND LLC</u>	Construction Type:	<u>V-1</u>
Owner Address:	<u>LAS VEGAS, NV</u>	Sprinkled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Portion of Building Occupied:	<u>BLDG #20</u>	Area:	<u>8,994</u> Sq. Ft.
Date	By: (Print)	Sign	
<u>10/15/2004</u>			<b>RON BEEHLER</b> INTERIM CHIEF BUILDING OFFICIAL

[ Finaled By:PWC,RLB,TK,LH,CP ]

*This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.*

**POST IN A CONSPICUOUS PLACE**

2751 West River Dr.

Bldg 20

#0306412

**UNDERWRITERS LABORATORIES**

1655 Scott Blvd.  
 Santa Clara, CA 95050-4169  
 Phone: 408-985-2400  
 Fax: 408-296-3256

E247112, 04CA16376

April 23, 2004

Siemens Energy and Automation  
 Meadow Vista, CA

Attention: Mr. John Young

Fax No.: 770-326-2041

Subject: Equipment Field Evaluation: Modular Tap Boxes  
 Location: 2571 West River Road, CA; Buildings 1 through 21.

Dear Mr. Elsaas:

At the request of Mr. John Young, Siemens Atlanta, Underwriters Laboratories was requested to investigate a Siemens Modular Tap Box installed at 2571 West River Road Sacramento, California. An inspection by Mr. Gary McDowell, Electrical Inspector with the City of Sacramento, identified concerns with the construction and application of the subject Tap Boxes. Specifically, certain welds were questionable in terms of quality and suitability for the use. We completed our review of the subject Tap Boxes and find that they comply with the appropriate requirements of UL67, the Standard for Panelboards, and UL891, the Standard for Dead-Front Switchboards. We therefore applied the Field Evaluation Label FE167435 to the Equipment located in Building 14 – It was UL's understanding that one unit needed to be labeled. However, we did review all 21 units and found they complied.

The equipment reviewed is as follows:

Twenty-One (21) Modular Tap Boxes  
 Manufactured by Siemens, Model number MTB84U  
 Rated 240 Volts AC; 800 Amps; 65 kAIC

It was determined this equipment was certified as a UL Recognized product, described in File E10703, Volume 6, Section 28 and specifically that the 3-1/2 by 1/4 inch aluminum bus assemblies are rated 800 Amps via testing.

The unit that was fully investigated was found to be installed on the load side of a 400 Amp rated disconnect switch, fused at 350 A. The other units were also installed on the load side of 400 Amp disconnect switches with fuses ranging in size from 350 to 375 Amps. The disconnect switches were manufactured by Siemens, model number WMS44U, which is described in a companion listing on subject Modular Tap Boxes. The overall installation under investigation finished with a 100 Amp Panelboard installed to the load side of the Tap Box. As part of the investigation, the maximum available fault current is 20,800 Amps.



In the review of the product, it was found that it was constructed and installed as described in the referenced descriptive report. To address the issue of the bus welds, a temperature test was conducted at a load level that could be accommodated by the site conditions. The "B" Phase was operated at 24 Amps and the temperature at the weld was compared with the temperature on a separate section of the bus that did not have welds or joints. The test result found the temperature varied by less than 0.5°C. Also, to determine the presence of any high resistance points, the voltage potential was measured across the weld. The voltage drop was found to be less than 0.005 Volts.

Based on the review on the subject Modular Tap Boxes, it was determined that the units comply with the appropriate requirements of UL67, the Standard for Panelboards, and as supplemented by UL891, the Standard for Dead-Front Switchboards. The Field Evaluation Label, serial number: FE167435, was applied to the equipment located in Building 14. Based on consultation with Mr. McDowell and internal staff, this one unit was to be labeled, and only a visual inspection of the others for similar construction was completed. Based on the visual inspection and the fact that all the units carried the UL Recognized Component Label, meaning they were under the applicable follow-up services program, it was determined the additional 20 units comply with the standard.

Since there is no additional work to be performed, this investigation is being closed and a final invoice will be provided for the charges accrued. If you have any questions, please contact the undersigned.

Regards;

James Shaw (Ext. 32976)  
Staff Engineer  
Conformity Assessment Services  
3011DCAM  
e-mail: [James.R.Shaw@us.ul.com](mailto:James.R.Shaw@us.ul.com)

Reviewed By;

Chuck Mello (Ext. 55578)  
Program Manager Field Evaluations  
Conformity Assessment Services  
3018CWCH  
e-mail [chuck.mello@us.ul.com](mailto:chuck.mello@us.ul.com)

CC: City of Sacramento Building Department  
Mr. Gary McDowell  
Fax: 916-566-3640

PWCX, Inc.  
Mr. Shawn Butler  
Fax No.: 916-920-3310

Siemens Energy and Automation  
Mr. William Rose  
Fax No.: 770-326-2041

Siemens Energy and Automation  
Mr. Jeff Elsaas  
Fax No.: 530-878-0641

