

**CITY OF SACRAMENTO**

**Permit No: 9902813**

**1231 I Street, Sacramento, CA 95814**

**Insp Area: 1**

**Site Address: 1019 S ST SAC**

**Sub-Type: ASFR**

**Parcel No: 009-0073-010 (1021)**

**Housing (Y/N): N**

**CONTRACTOR**

CERTIFIED RESTORATION  
9911 HORN RD #150  
SACRAMENTO CA

**OWNER**

WOMBLE EDWARD L  
1019 S ST  
SACRAMENTO CA

**ARCHITECT**

95814

**Nature of Work: FIRE REPAIR: REINFORCE JOISTS, REPLACE HVAC, MINOR REWIRE**

**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 667024 Date 3/26/99 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 above-mentioned property for inspection purposes.

✓ Date 3/26/99 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 CREDIT GENERAL INDEMNITY Policy Number TWC194004900 Exp Date 01/01/2000 [Signature]

\_\_\_\_ (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 3/26/99 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.**

Sacramento Fire Department - Incident Report

-----  
Incident No : 980054013 Call# : 98118742 Date: 12/22/98 Time: 21:41  
Address : 1021 S ST  
Type : 11 BUILDING FIRE  
Action Taken: 13 EXTINGUISH,SALVAGE,OVERHAUL  
Property : 1-2 FAMILY RESIDENTIAL: SINGLE FAMILY  
UBC : DWELLINGS AND LODGING HOUSES  
-----

Weather : 33 Degrees / Clear  
Resources : 2 Engines, 1 Truck, 1 Medic  
1 Other Apparatus  
Fire Casualties : None

Fire Damage : Confined to room of origin  
Smoke Damage : Extended beyond structure of origin  
Property Loss : \$10,000 Contents Loss :  
Property Value : \$300,000 Contents Value:  
Area of Origin : Crawl space Level: A01  
Caused by : Equipment:Insufficient information  
Form of Heat : Undetermined  
Ignition Factor : Undetermined  
Type of Material : Undetermined  
Form of Material : Undetermined  
Type of Material : Sawn woods,finished lumber  
Form of Material : Structural member,framing  
Smoke Travel : Opening in construction  
Other Factors : Acts or Omissions Insufficient information  
Extinguished by : Water from hydrant,draft,standpipe  
Structure Type : Building with one specific property use  
Structure Status : Vacant but secured and maintained  
Not occupied  
Construction Type: Type V - Wood Frame  
Roof Type : Composition  
Number of Stories: 1

Detector Type : Undetermined/not reported

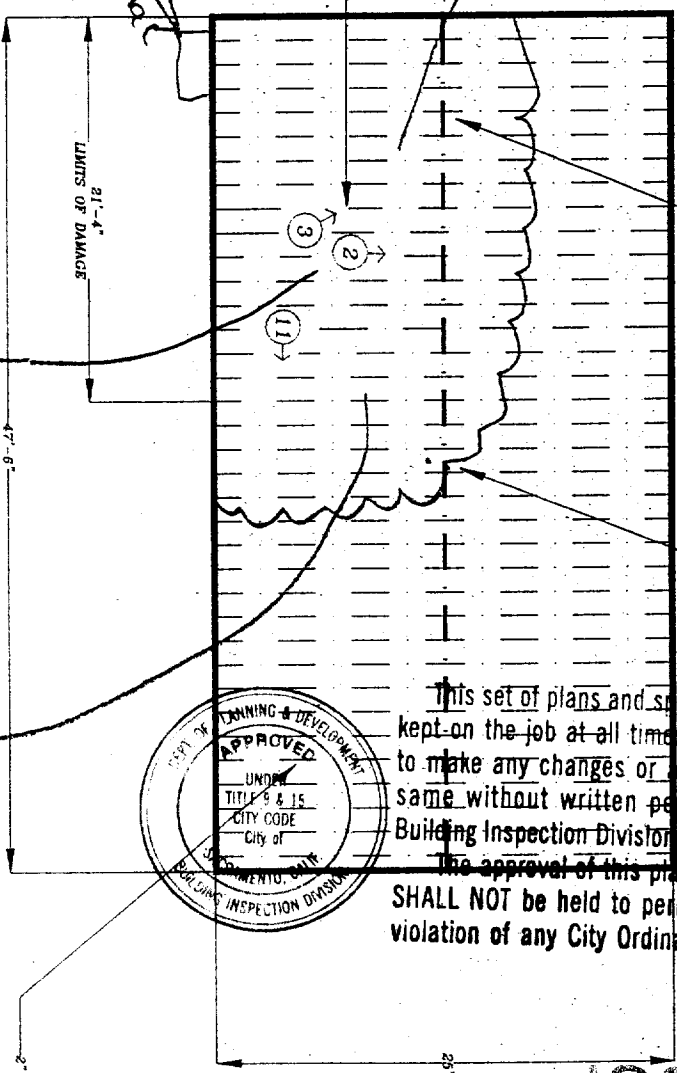
Extinguishing Sys: No extinguishing system

Report Author : F367

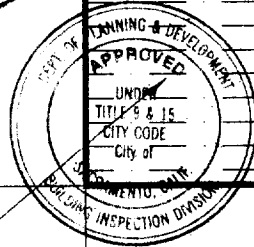
*Damage to  
position  
assessment*

CLEAN 1/4" OF CHAIR  
OFF OF JOISTS AND  
SISTER WITH 2X6  
DP #2 JOISTS. NAIL  
WITH 16d BOX NAILS  
AT 16" O.C. STAGGERED

CLEAN 1/4" CHAIR  
GIRDER, ADD 4X4 DP#2  
POSTS UNDER GIRDER TO  
REDUCE SPAN TO 16"



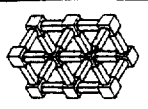
This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.



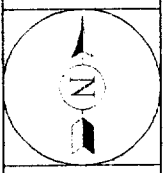
**ISSUED**

MAR 26 1999

CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DIV.



O'CONNOR ENGINEERS, INC.  
P.O. BOX 986  
EL DORADO, CA 95623-0986  
800-341-5721

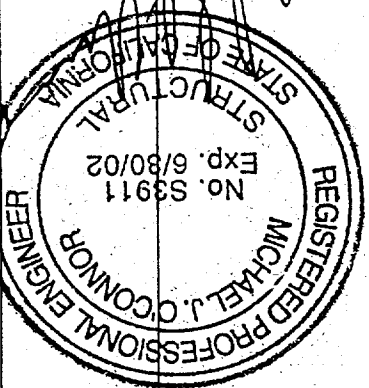


L  
E  
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Photo Number  
2  
Two, Arrow  
Indicates Angle.

*See attached recommendations  
started by arrow. → Shaft 3,  
Repaired by MTR 8/3/26/99  
Misc Electric Repair*

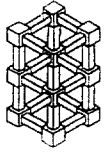
*MICHAEL J. O'CONNOR*  
*REGISTERED PROFESSIONAL ENGINEER*



**REPAIR PLAN**

Technician: O'CONNOR  
Date: 1999/01/22

Job: 1019 S ST  
Job Number: 990126



# O'Connor Engineers, Inc.

*Civil, Structural, Electrical & Forensic Engineering*

January 26, 1999

Mike Eggman  
**Certified Restoration**  
9911 Horn Road  
Suite 150  
Sacramento, CA 95827

Re: Loss Location: 1019 "S" Street, Sacramento, CA 95814  
Date of Assignment: 1999/01/15  
Date of Inspection: 1999/01/22  
Our File Number: 990126

Dear Mr. Eggman:

## Assignment

You assigned O'Connor Engineers, Inc. to inspect the structural fire damage to the old Victorian located at 1019 "S" Street, Sacramento, California. You asked that I meet you on the site on January 22 at 9:00 a.m. You wanted to know the extent of structural damage and the best method to repair the damage.

## Observations

The structural damage was limited to the first floor framing. The damage was caused by a small fire that occurred in the partial basement. See the attached photographs.

The floor was framed with 2 inch x 7½ inch redwood floor joists spanning 12½ feet and spaced 16 inches on center. These floor joists supported a ¾ inch thick redwood floor deck. The joists were supported along the centerline with a 4x6 redwood girder that was supported with 4x4 posts spaced at 32 inches on center.

## Calculations

I calculated the stresses and the expected deflection of the floor joists assuming ¼ inch of char. This char was measured by me in the field. See the attached photographs. The calculations, copy attached, show that the bending stresses and shear stresses in the floor joist will be below that allowed by the *Code* even with ¼ inch of char. However, the live load deflection of the joists exceeds that allowed by *Code*. Therefore, the fire damage is significant and requires reinforcement of the floor

joists. I recommend that the floor joists be cleaned and sistered with 2x8 floor joists. This will strengthen the floor and keep the deflection of the floor within limits.

The 4x6 central girder supports the first floor, the second floor, and the roof. I calculated the load on this girder assuming 1/4 inch of char all the way around and determined that the 4x6 girder was overstressed. In this case, I recommend that the girder be cleaned and additional supports added to reduce the span of the girder from 30 inches down to 15 inches. This can be accomplished with the addition of a 4x4 post in the middle of each existing span where the girder is burned.

**Conclusions**

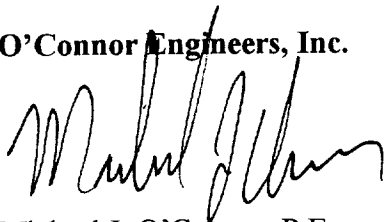
Based on my observations at the site, the measurements, my analysis, and my experience as a structural engineer, I formed the following conclusions:

- [1] The existing burned floor framing can be left in place provided that the char is cleaned off of the wood framing.
- [2] The existing burned floor joists should be sistered up with new 2x8 Douglas fir #2 floor joists. These new floor joists should be nailed in place with 16 penny nails spaced at 16 inches on center, staggered.
- [3] The existing 4x6 girder can be left in place. Additional supports should be added. These new supports should be 4x4 DF #2 posts spaced at 30 inches on center and placed in the middle of the existing 30 inch spans.

Thank you for calling O'Connor Engineers, Inc. If you have any questions about this report, please call me.

Sincerely,

**O'Connor Engineers, Inc.**



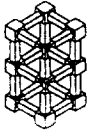
Michael J. O'Connor, P.E.  
REGISTERED STRUCTURAL ENGINEER NO. 3911  
REGISTERED CIVIL ENGINEER NO. 33404  
REGISTERED ELECTRICAL ENGINEER NO. 12719



enclosures:

photos

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# O'Connor Engineers, Inc.

P.O. Box 986 ■ El Dorado ■ CA ■ 95623-0986  
Voice: (530) 621-1257 or (800) 341-5721 Fax: (530) 621-1099

Date	1/23/99	Sheet	1	Of	2
Job#	990126	By	mjo	Revised	

## STRUCTURAL CALCULATIONS FOR 1019 S STREET, SACRAMENTO

### CRITERIA:

EXISTING FRAMING IS CALIF REDWOOD NUMBER 1

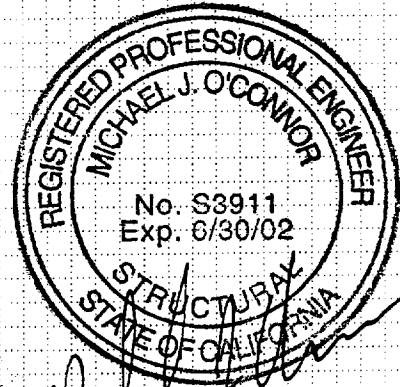
ROOF LIVE LOAD = 16 PSF

ROOF DEAD LOAD = 14 PSF

FLOOR DEAD LOAD = 10 PSF

FLOOR LIVE LOAD = 40 PSF

WALL DEAD LOAD = 10 PSF



### EXISTING BURNED FLOOR JOISTS

SPAN = 12' 6" SPACING = 16" O.C. SIZE = 2" X 7-1/2" REDUCED TO 1-1/2" X 7-1/4"

$S = 13.14$

$F_b = 1345 \text{ PSI}$

$E = 1,300,000 \text{ PSI}$

$M = 1.5 \times 67 \text{ PLF} \times 12.5^2 = 15,621 \text{ IN-LBS}$

$f_b = M/S = 1,188 \text{ PSI} < 1345 \text{ PSI OK}$

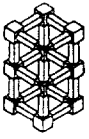
$\Delta = 5/384 \times 40 \times 1.33 \times 12.5^4 \times 1728 / (E \times I) = 0.47" > L/360 = 0.42"$

THEREFORE, SISTER WITH DF#2 2X8'S TO REDUCE DEFLECTION

### EXISTING GIRDER

SIZE = 4" X 5-1/2" REDUCED TO 3-1/2" X 5" FROM CHAR

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Date	1/23/99	Sheet	2	Of	2
Job #	990126	By	mp	Revised	

$$A = 17.5 \text{ SQ IN}$$

$$S = 14.6 \text{ CU IN}$$

$$\begin{aligned} \text{LOAD} &= 12.5 \text{ FT X ( 16 LL + 14 DL + 40 LL + 10 DL + 40 LL + 10 DL ) + ( 18 FT X 10 DL )} \\ &= 1,805 \text{ PLF} \end{aligned}$$

$$\text{AT 30" SPAN, } V = 2256 \text{ pounds}$$

$$f_v = 1.5 \text{ X } 2256 / 17.5 = 194 \text{ PSI TOO LARGE}$$

REDUCE SPAN TO 15"

$$V = (1.25/2 - 3.5/12) \text{ X } 1805 = 602 \text{ pounds}$$

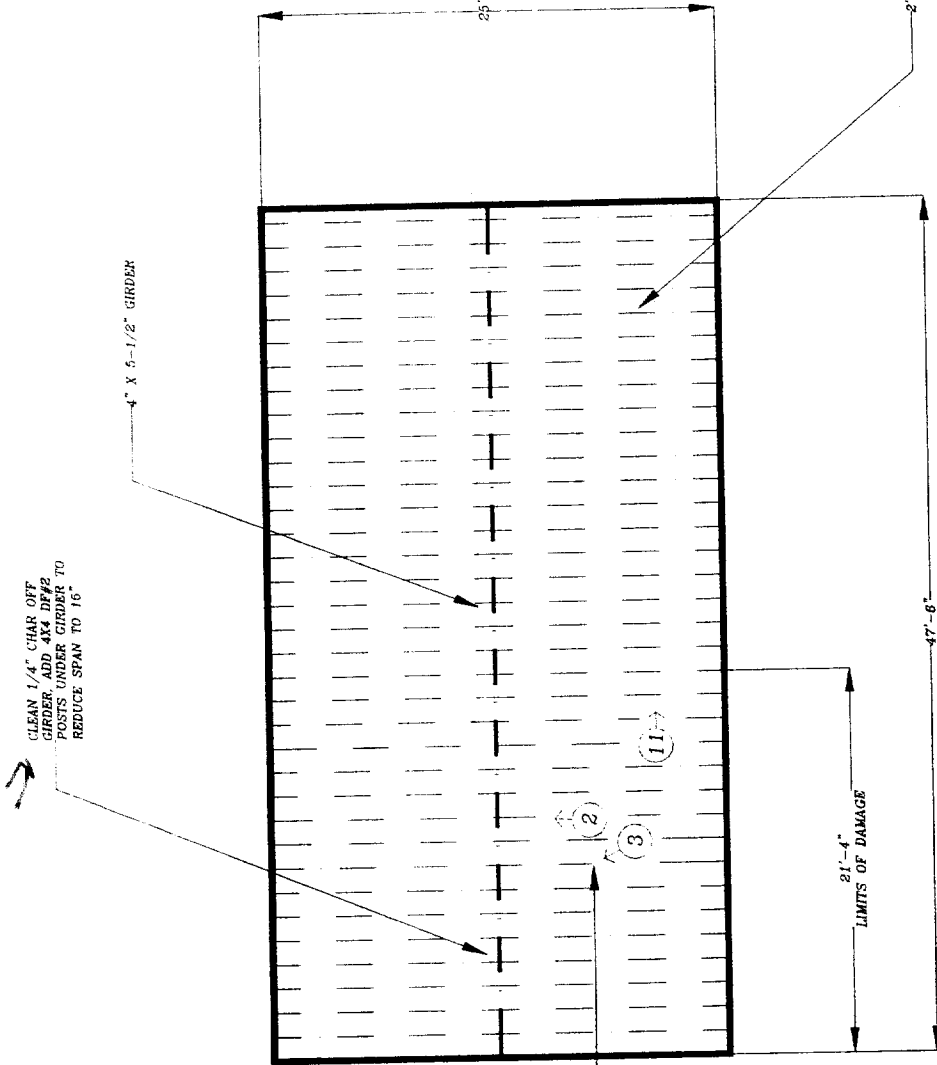
$$f_v = 52 \text{ psi okay}$$

THEREFORE, ADD 4X4 POSTS TO REDUCE SPAN TO 15 INCHES

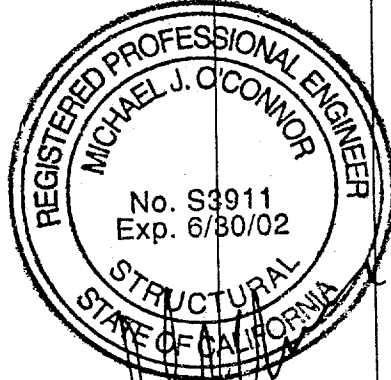
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FRONT



2" X 7-1/2" @ 16" O.C.



Job: 1019 S ST

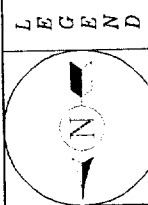
Job Number: 990126

Photo Number Two, Arrow Indicates Angle.

(2)

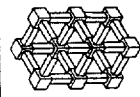
Technician: O'CONNOR

Date: 1999/01/22



LEGEND

O'CONNOR ENGINEERS, INC  
 P.O. BOX 986  
 EL DORADO, CA 95623-0986  
 800-341-5721



# REPAIR PLAN

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CLEAN 1/4" CHAR OFF  
 GIRDER. ADD 4X4 DRY2  
 POSTS UNDER GIRDER TO  
 REDUCE SPAN TO 16"

CLEAN 1/4" OF CHAR  
 OFF POSTS WITH 2X8  
 DR. POSTS. NAIL  
 WITH 16d BOX NAILS  
 AT 16" O.C. STAGGERED



OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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 no 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 no 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
RICHARD BERTACCHI		456-9307	PLUMBING
DIO FRANCESCONI		1089-4518	
JEFF STOLTS		498-1775	
PANK BIANCHINI		421-1525	

Signed Lauren Deane

Job Address 2175-36<sup>th</sup> street

Date 1/4/99

Permit No.: \_\_\_\_\_