

CITY OF SACRAMENTO

Permit No: 0114171

1231 I Street, Sacramento, CA 95814

Insp Area: 3
Thos Bros: 317 D3
Sub-Type: HSG
Housing (Y/N): Y

Site Address: 2046 16TH AV SAC

Parcel No: 018-0032-004

CONTRACTOR

OWNER

ARCHITECT

LUOMA ROBERT W / KATHRYAN
1321 LOCHBREA RD
SACRAMENTO CA 95815

Nature of Work: Repairs to the home only, this does not include the repairs to the fire damaged garage.

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);

X ✓ 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 11-01-01 Owner Signature Kathryn A. Luoma

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.

X ✓ Date 11-01-01 Applicant/Agent Signature Kathryn A. Luoma

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 _____

X ✓ (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.

X ✓ Date 11-01-01 Applicant Signature Kathryn A. Luoma

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 #: **H010016234** Address: **2046 16TH AV**

Corrective Action:

Violation: B01 - Building

Description: Attractive Nuisance. 8.100.230 (2)

Comments: -The fire damaged garage is to be repaired or immediately demolished. If the owner wishes to repair the structure it is to be cleared of all debris and secured against entry.

-The yards are to be cleared of all debris and non operative vehicles.

-Due to the owner non compliance of the preliminary letter the main structure is to be vacated and secured with 30 days of notice.

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230 (3)

Comments: Home:

-Remove all stored belongings, junk and or debris from within the structures hallways, closets, bedrooms and other rooms which are to the degree which poses a health, safety and fire hazard.

Corrective Action:

Violation: B11 - Building

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

Comments: House Structure;

-Replace the floor coverings through-out as they appear to be beyond repairing or cleaning.

-Repair the interior walls, ceiling, doors, trim and wood work of all damage and repaint.

-Refinish the kitchen and bathroom cabinets.

-Clean all plumbing fixtures for further inspection of condition of the finish.

-Clear the area where the furnace and water heater are located as it constitutes a fire and safety hazard.

-Review of Planning records indicates permits for the new garage which was fire damaged, the vinyl siding and the new heating and air conditioning system. The conversion of the attached garage to a living space was not approved not inspected. The owner shall submit plans for the conversion to a habitable space or convert this area back to a garage.

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: -All windows shall be in good condition and provided with screens. Windows located within a bedroom shall meet the minimum size requirements to meet egress requirements. (one window in each bedroom shall meet the following, the clear net open able of 24 inches in height and 20 inches in width with a minimum of 5.7 square feet clear operable area).

-Owner to provide a two year certification for the roof.

-Exterior doors shall be installed in an approved manner and in good condition.

Corrective Action:

Violation: B18 - Building

Description: Defective or lack of weather protection for exterior walls including lack of paint or weathering due to lack of paint or other approved protective covering. 8.100.620 (C)

Comments: There was the existence of a permit to install the vinyl siding, but it was never inspected. The vinyl siding shall be installed with the appropriate molding and trim around windows, doors the electrical panel, junction boxes and foundation vents.

Corrective Action:

Violation: B19 - Building

Description: Broken, rotted, split or buckled exterior wall coverings or roof coverings. 8.100.620 (D)

Comments: -Repair the exterior wood trim of all damage and repaint.

Corrective Action:

Violation: B22 - Building

Description: Hazardous or unsanitary premises: Accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborage, stagnant water, combustible materials and similar materials, causing a safety hazard. 8.100.650

Comments: Clear both the interior and exterior yard areas of all accumulation of junk, debris ect.

Corrective Action:

Violation: B25 - Building

Description: Inadequate fire protection and equipment. 8.100.680

Comments: -Each bedroom and areas leading to such rooms shall be provide with operative smoke detectors.

Corrective Action:

Violation: B33 - Other

Description: Other

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

Corrective Action:

Violation: E01 - Electrical

Description: Unsafe electrical service equipment. 8.100.500

Comments: -The plug receptacle adjacent to the panel shall be installed in an approved manner and made weather tight to the vinyl siding.

-Provide approved methods for attachment neutral conductors to the grounding bar. The conductors shall not be spread apart and placed under separate lugs.

-Some of the wiring jackets have been striped back exposing the conductors beyond the breakers. Correct as needed.

-Provide the access panels for both the clothes washer and Dryer as the use of these appliances with out the necessary covers poses a safety hazard.

Corrective Action:

Violation: M01 - Mechanical

Description: Provide approved type and installation of room heater which will maintain a temperature of 70 degrees three (3) feet above the floor. 8.100.490

Comments: -Remove all junk and debris in and around the furnace compartment area.

-The vent for the gas furnace shall terminate not less than eight feet from any vertical service nor shall they terminate less than four feet below or one foot above any opening into the building. This would include the gable vent.

A COMPLETE INSPECTION WITH CORRECTIONS WILL BE PROVIDED ONCE ALL OF THE STORAGE HAS BEEN REMOVED FROM THE AREA.

Corrective Action:

Violation: P01 - Plumbing

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

Comments: Once the bathroom and kitchen areas have been cleared of storage and cleaned a complete inspection will be conducted in determining the condition of the sinks, faucets, toilets and tubs/shower fixtures.

Corrective Action:

Violation: P09 - Plumbing

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

Comments: -The electric water heater located in the exterior cabinet adjacent to the electrical service is to be installed in an approved manner and provided with the following;

-approved TPR valve and discharge line which terminates to an approved location.

-Seismic bracing to the structure with two straps.

The other water heater located within the area of the HVAC will require inspection once the room has been cleared of storage.