

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0105568
Insp Area: 1

Site Address: 2366 AMERICAN RIVER DR SAC
Parcel No: 295-0040-025 BLDG 2362

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

CONTRACTOR
RUSSO CONSTR
13067 COMBE RD
AUBURN CA 95602

OWNER
CONFERENCE CLAIM END BOARD CA A
300 27TH ST
OAKLAND CA 94612

ARCHITECT

Nature of Work: REBUILD EXIT BALCONIES

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, Civil Code).

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 726122 Date 5/10/01 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 & P 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 5/10/01 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 _____ Policy Number _____ Exp Date _____

(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 5/10/01 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.

Date of Request: 5-2-01
By: Steve Russo

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

X Project Address: 2366 American River Dr. Sac. Ca.

Assessor's Parcel Number: 295-0040-025

Previous Use: 200 unit apartment complex

X Description of Request/Proposed Use: Repair Decking at Exit Balconies
Repair/replace in kind. Balconies same
size, same location. No other work.

Is This a Change of Use? (NO)

Zoning Designation: R3 East Ranch PUD.

Prior Applications for Project Site(P#, Z#, DRPB#): 293-110

Comments: Okay

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO ?
- * ~~Field Inspection Required?~~ (Circle one) YES NO
- * Design Review/Preservation Required? (Circle one) YES NO

Planning Review by/Date: [Signature] May 5-2-01.

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

9527

James J. Accinelli, Structural Engineer
740 Casmalia Way, Sacramento, CA 95864
(916) 488-4878

June 21, 2001

To: Sacramento City Building Department
Building Inspection

Subject: 2366 American River Drive
Balcony Rehab Project, Phase 1 & 2

Dear Building Inspector/Plan Review:

The following is in response to the City Building Inspector's request for engineering review of:

1. The additional hanger detail at the double hangers at some glu-lam beams.
2. The fact that there is no requirement that the epoxied anchor bolts be pull tested.
3. The bottom gap between the joist and the metal hangers due to wood shrinkage.

Structural Engineers Response:

1. See the attached Sketch 'A' for the double hanger detail where there was some question whether 16d nails were used at the specified hanger in Phase 1. The additional THA 422-2 hanger and spacer are solely to provide redundancy. In Phase 2 construction a top flange hanger is specified to avoid potential confusion.
2. The anchor bolts are installed with epoxy in-lieu of expansion anchors solely for ease of installation. Per the approved calculations, the required wind uplift load on each anchor is less than 300 pounds and consequently the City of Sacramento Building Department Plan Reviewer does not require testing.
3. It is recommended that the contractor install pressure treated wood shims sized as required to fit tight, between the bottom of the floor joists and the metal U312 hangers where the gap due to joist shrinkage exceeds 1/4 inch. The shims should be secured in place using a nail or other mechanical method. In future construction, if joists are installed while they are wet (saturated), they should be installed with the joist top slightly above the glu-lam beam top to allow for joist shrinkage while drying. In this case, joist hanger nails into the side of the joist should be installed after most of the joist shrinkage has occurred.

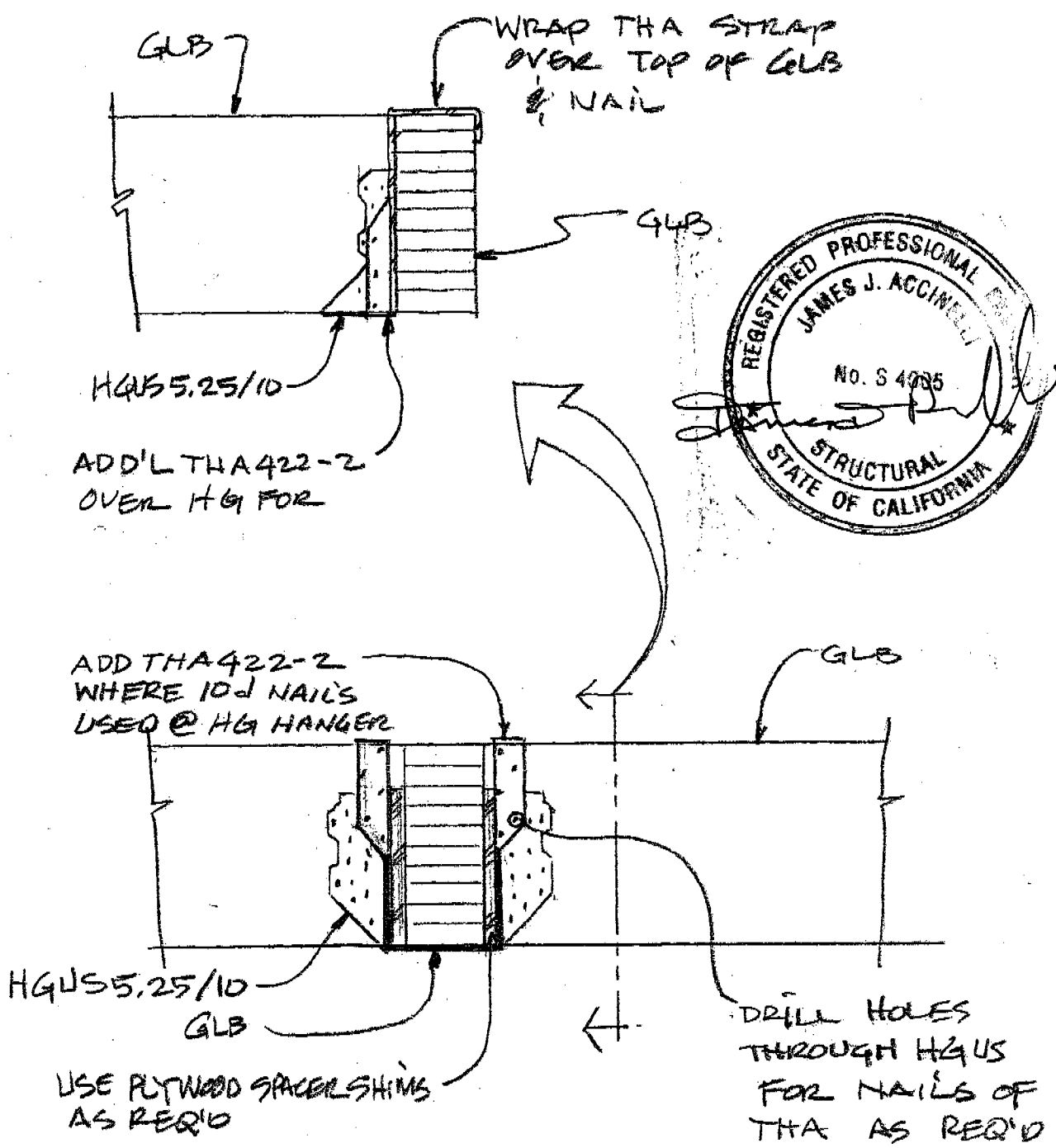
If you have any questions, please call me at 916/488-4878.



James J. Accinelli, S.E.
License No. S 4005

C: John Resch
Steve Russo

Attached: Sketch 'A'



(A) SKETCH
M.T.S.