

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9712956
Insp Area: 1

Site Address: 729 L ST SAC
Parcel No: 0060096012

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

CONTRACTOR

OWNER

ARCHITECT

KHAN MOHAMMED A/GUL NUSRE
729 L ST
SACRAMENTO CA 95814
Phone:

Phone:

Phone:

Nature of Work: REPAIRS AS PER HSG/DB CHECKLIST

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);

_____, 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 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 or 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 or she did not build or improve for the purpose of sale.)

WR 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 9/17/97 Owner Signature M Khan

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.

Date 9/17/97 Applicant/Agent Signature M Khan

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 _____

_____, (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 _____ Applicant 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.

THE BERRY HOTEL

729 L STREET, SACRAMENTO, CALIFORNIA

September 8, 1997

In response to the August 1997 inspection and citation by the City Building and Fire departments; an inspection has been made by the Owner's representatives on each floor level and into all residential rooms for the fire safety and maintenance problems.

A tenant inspection/responsibility form has been signed and acknowledged by all existing tenants. A blank copy of this form and a sampling of completed room inspection reports are enclosed.

The list of items (A-1 through A-5, which were previously allowed and/or accepted by building officials) will require additional plans and engineering by licensed firms. To obtain the professional services necessary and cover the costs of design and construction, a loan or grant of funds will be needed. The architect, engineer and construction costs are expected to be from \$50,000 to \$100,000 and the Owner does not have a reserve account to handle unforeseen expenses this large.

- A-1: Revise fire sprinkler system to incorporate ceiling cavities in the commercial areas. Realign sprinkler heads on floors two through five, in rooms 16/17 and 18/19 where several sprinkler heads are restricted by HVAC enclosures.
- A-2: Penthouse remodel.
- A-3: Existing flex conduit penetrating the hall walls.
- A-4: Egress from second to first floor at North end of building.
- A-5: Egress at first floor for residential and commercial patrons at North end of building; including egress to public area, such as sidewalk or alley.

The following list of fire safety items on floors one through six has been developed from an inspection made on September 9, 1997. The Owner estimates the cost per floor will be approximately \$2,500 and will employ the services of a licensed general contractor to complete the work. The time needed for installation and/or repairs will be based upon a monthly budget allocation of \$2,500 to \$3,000; therefore four to six months will be needed to complete the entire list of items.

FIRE AND SAFETY INSPECTION REPORT

PENTHOUSE / ELEVATOR / ROOF LEVEL:

1. Stop remodeling work on penthouse, with the following exception: make all existing openings weather tight with visquine or like.
2. Replace tops on two vent shafts at exterior of penthouse with cupola style vented covers made of non-combustible materials - metal dome with metal screens.
3. Install scupper on roof near seventh story skylight with down spout to drain onto existing roof area.
4. Patch wall plaster at top of stairs at water damaged area.
5. Install hard wired smoke detector at ceiling near penthouse entry hall.

SIXTH FLOOR:

1. Install hard wired smoke detector in West hallway for rooms 602-604-606.
2. Install exit signs at top of North and South stairs.
3. Install electric outlet for cable TV system in storage closet.
4. Install 1 1/2" brass plug on fire hose assembly.
5. Check fire rated acoustic ceiling for proper installation.
6. Install base to entry door of room # 624 to maximum clearance of 1/2" off finish floor.

NOTE: Most rooms, numbered 24 & 25, have an angular openings 1/2" to 1 1/2" at the base to allow the door to open 90 degrees. The floors slope severely at the entrance to these rooms. This floor warpage requires some doors to be cut at an angle.

7. Install door stop at 90 degree angle at North stair door.
8. Patch plaster at all openings in North stair ceiling.
9. Insulate HVAC piping to prevent condensate damage.
10. Install hard wired smoke detector in North stair way.

THE BERRY HOTEL
FIRE AND SAFETY INSPECTION REPORT

FIFTH FLOOR:

1. Install a draft stop at all room doors.
2. Install exit sign on midway landing wall on South stairs.
3. Install entry door bottom on rooms: 501, 503, 506, 507 & 525. Check for un-level floor.
4. Install emergency light at West hall.
5. Install exit sign at West hall.
6. Install brass plug on fire hose outlet.
7. Install insulators/sleeves on wires entering electric sub-panel. Install metal filler plates to protect wiring at sub-panel.
8. Install push latch on phone wire junction box.
9. Insulate HVAC piping to prevent condensate damage at North stair area..
10. Install light fixture at entry hall to rooms #518 and 519. Remove switch for continuous operation.
11. Install light fixture in bath for rooms #518 and 519.
12. Install hardwired smoke detectors in halls for rooms #518/519 and #516/517.
13. Insulate HVAC piping in North hall and at rooms #518 & 519.
14. Install hardwired smoke detector at North hall ceiling.
15. Install slide bolt latch on new electrical panel cover.
16. Seal soffit near room #509, where HVAC piping violates fire corridor.

THE BERRY HOTEL
FIRE AND SAFETY INSPECTION REPORT

FORTH FLOOR:

1. Install exit sign at midway landing at South stairs.
2. Install emergency lights and exit sign at West hallway.
3. Install hardwired smoke detector in storage room.
4. Install 1 ½" brass plug on fire hose outlet.
5. Install push latch on telephone pull box.
6. Install door base on doors to rooms #414 - 420. Install draft stops on all room doors.
7. Install door number on room 420.
8. Install light fixture in entry hall to #418.
9. Insulate HVAC piping in North stairs.
10. Install hardwired smoke detector at North stairs.

THIRD FLOOR:

1. Install exit sign on mid-stair landing.
2. Install door base on door to room #310.
3. Install draft stops on all resident doors.
4. Install emergency light and exit signs in West hall.
5. Install hard wired smoke detector in storage closet.
6. Install door base on door to room #325.
7. Install 1 ½" brass plug on fire hose assembly.

THE BERRY HOTEL
FIRE AND SAFETY INSPECTION REPORT

THIRD FLOOR: (Continued)

8. Install slider latch on telephone pull box.
9. Install insulators, metal cover and push latch on electrical sub-panel.
10. Install hardwired smoke detector in halls for rooms #318/319 and 316/317..
11. Install hardwired smoke detector and exit sign on North stairs.
12. Install emergency lights at every other level at North stairs.
13. Insulate HVAC piping at North stairs.
14. Seal ceiling openings at HVAC piping.

SECOND FLOOR:

1. Install 90 minute metal door at mezzanine stair landing.
2. Install exit sign at mezzanine door location.
3. Install light fixture at South stair landing.
4. Install exit / emergency lighting in West hall.
5. Install light fixture and hardwired smoke detector in storage hall.
6. Repair electric outlet near elevator on East wall.
7. Install door base at door to room #225.
8. Install draft stop at all room doors.
9. Install 1 1/2" brass plug on fire hose assembly.
10. Install slider latch on telephone junction box.

THE BERRY HOTEL
FIRE AND SAFETY INSPECTION REPORT

SECOND FLOOR: (Continued)

11. Install slider latch on electrical sub-panel.
12. Install hard-wired smoke detectors in hall of rooms #218/219 and #216/217.
13. By-pass switch on ceiling light fixture and install fluorescent fixture for rooms #216/217 and #218/219..
14. Install emergency light in North stairs.
15. Repair closure on North stair fire door.
16. Insulate HVAC piping in North stair well.
17. Install panic bar and latch on door to 2nd floor fire escape, North stairs.

MEZZANINE:

1. Install exit light at mid stair landing.

FIRST FLOOR:

1. Install emergency lighting and exit sign at restroom hallway.
2. Remove fan and seal opening near entry to fire equipment room.
3. Install two emergency lights in main North/South fire corridor.
4. Remove enclosure and freezer in main corridor.
5. Install fire sprinkler heads in main corridor near built in freezer/refrigerator.
6. Install 90 minute self-closing door at resident kitchen.
7. Install hardwired smoke detector in kitchen.
8. Install hardwired smoke detector in main corridor near smoking room entrance.

THE BERRY HOTEL
FIRE AND SAFETY INSPECTION REPORT

FIRST FLOOR: (Continued)

9. Seal hood vent area at sky light in main corridor.
10. Install metal door on access opening near mail boxes in main corridor.
11. Seal ceiling opening in main corridor.
12. Install covers on electrical junction boxes near mail boxes at main corridor.
13. Install hardwired smoke detectors in laundry room.
14. Seal openings in ceiling at laundry room.
15. Install exit signs at both entry doors in 24 hour market.

Housing & Dangerous Buildings

Case Field Check List

Case #: 729LST05, Address: 729 L St# ALL

Room/Area

Penthouse/hotel Rms

Insp Date

04/09/98

Description

(E-03)- Faulty equipment or wiring presenting a hazard to personel or property. 49.10.1005

Details: DON VERGA, ELECTRICAL INSPECTOR.

Memo: ALL ELECTRICAL ITEMS WILL BE LISTED HERE.

** ITEMS NOT DONE*

*5-15-98
ITEMS OK D.Verg*

*6-18-98
ITEMS OK D.Verg*

NOT DONE.

- 1. PENTHOUSE, PROVIDE PERMIT AND PLANS.
- 2. ROOF TOP RECEPTACLE WIRED IMPROPERLY, BOX "HOT".
- 3. CONDUIT RUN TO EXTERIOR LIGHT ON ROOF-PROVIDE PROPER BENDS.
- 4. PROVIDE EXTERIOR RATED LIGHT FIXTURE AT ROOF EXIT DOOR.
- OK 7. UNIT 608 WIREMOLD BOX BEHIND BED NOT SECURED TO WALL.
- OK 6. IDENTIFY PANEL AND CIRCUITS AT 6TH FLOOR HALL PANEL.
- OK 7. UNIT 516, CANNOT USE RECEPTACLE ADAPTORS.
- OK 8. UNIT 516, MC CABLE BROKEN AT DISCONNECT SWITCH TO HEAT UNIT.
- OK 9. UNIT 516, NEED TO USE PROPER WIREMOLD CONNECTORS-HEAT UNIT.
- OK 10. 5TH FLOOR COMMON AREA BATHROOM, PROVIDE LIGHT FIXTURE DRUM COVER.
- OK 11. UNIT 511 RECEP. HAS REV. POL.
- 12. CONDUIT TO EXIT SIGN NOT STRAPPED 5TH FLR NOT DONE SOUTH
- OK 13. UNIT 508 DISCONNECT SWITCH BOX FOR HEATER NOT SECURED.
- OK 14. UNIT 508, RECP. HAS REV. POL.
- OK 15. UNIT 504, EXCESSIVE CORD WIRING.
- OK 16. EMERGENCY EXIT LIGHTING AT 5TH & 4TH FLR STAIRS, LAMP MISSING
- OK 17. COMMON PROBLEM THROUGHOUT, FIRE RATED WALLS TO HAVE ALL PENETRATIONS SEALED AND FLEX PENETRATIONS TO BE SLEAVED.
- OK 18. UNIT 411, CANNOT USE RECEPTACLE ADAPTORS.
- OK 19. ~~UNIT 411, BROKEN RECEPTACLE~~
- OK 20. UNIT 315, CANNOT USE RECEPTACLE ADAPTORS.
- OK 21. UNIT 324, CANNOT USE RECEPTACLE ADAPTORS, REV. POL.
- * 22. UNIT 306, REV. POL. AT RECEP.
- OK 23. UNIT 202, LOOSE RECEPTACLE.
- 24. WEATHER TITE FITTINGS REQUIRED AT EXTERIOR LIGHTING AT REAR PARKING LOT.
- OK 25. CANNOT USE EXT. CORD THROUGH WALL AT TV IN SMOKING ROOM, 1ST FLR.
- 26. PROVIDE BONDING JUMPER AT DIELECTRIC UNION NEAR TV.
- OK 27. OPEN JUNCTION BOXES, EXPOSED CONDUCTORS ABOVE RESTAURANT CEILING.
- 28. CANNOT USE POWER TAP CORD TO FEED EQUIPMENT IN STORE.
- 29. PROVIDE WORKING SPACE AT SUBPANEL IN STORE, 30"WIDE AND 36" IN FRONT.
- 30. EXPOSED CONDUCTORS AT SERVICE PANEL.
- 31. PROVIDE FILLER BLANKS AND SEAL OFF SIDE

Housing & Dangerous Buildings

Case Field Check List

Case #: 729LST05, Address: 729 L St# ALL

Room/Area

Insp Date

Description

SECTION OF PANEL BEHIND MAIN SERVICE.
32. CANNOT USE ELECTRICAL MAIN SERVICE ROOM FOR
STORAGE.

RESTAURANT NOT INSPECTED/ UNABLE TO INSPECT ALL
UNITS.

Housing & Dangerous Buildings

Case Field Check List

Case #: 729LST05, Address: 729 L St# ALL

<u>Room/Area</u>	<u>Insp Date</u>	<u>Description</u>
Heater/ac Units	04/09/98	(B-28)- Memo: REPLACE ALL DAMAGED CEILING TILES WHERE NEEDED DO TO CONDENSATION PROBLEM FROM HEATER/AC UNITS.
Lower N. Stairs	04/09/98	(B-22)- Hazardous or unsanitary premises. Accumulation of weeds, vegetation, junk, causing a safety hazard. 49.10.101 Memo: NO RECORD THAT THESE STAIRS BUILTS AND INSPECTED WITH A PERMIT. PROVIDE PROOF OR SUBMIT PLANS AND OBTAIN A PERMIT. PROVIDE ACCESS TO RESTROOMS FOR RESTURAUNT WITHOUT GOING THROUGH THE KITCHEN.
Pent House	04/09/98	(B-22)- Hazardous or unsanitary premises. Accumulation of weeds, vegetation, junk, causing a safety hazard. 49.10.101 Details: PROVIDE PLANS AND OBTAIN PERMIT FOR PENT HOUSE
Room 322	04/09/98	(B-05)- Uncleanliness. 49.04.402(G) Details: TENANT CAUSED PROBLEM. MANAGEMENT SHOULD DO ROOM INSPECTIONS
Room 412	04/09/98	(B-22)- Hazardous or unsanitary premises. Accumulation of weeds, vegetation, junk, causing a safety hazard. 49.10.101 Details: SHOWER SURROUND COMING OFF WALL



DEPARTMENT OF
NEIGHBORHOOD SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, #200
SACRAMENTO, CA
95814-2997

HOUSING AND DANGEROUS
BUILDINGS INSPECTIONS
916-264-5404
FAX: 264-8633

TO: Mohammed A. Kahn &
Gul Nusrean
729 L Street
Sacramento, Ca. 95814

Subject: 729 L Street, The Berry Hotel

Dear Mr. Kahn

Thank you for your cooperation in completing the inspection of the Berry Hotel. Following are the plumbing and mechanical violations needing your attention. Unless otherwise noted, items are common throughout complex. The penthouse will be handled under a separate permit and therefor not mentioned in this list. If you have any questions, please contact me at your earliest convenience.

- 1). Repairs leaks in hydronics system piping and insulate all piping.
- 2). Roof mechanical area:
 - a. Support all piping in an approved manner for both hot water and hydronics systems
 - b. Insulate all hot water and hydronics piping as required.
 - c. Pressure relief lines from the hot water and hydronics systems to be installed and terminated in an approved manner.
 - d. Provided documentation for listing of hydronics heater and engineering for additional roof load applied by this equipment. (Unable to locate city copy of specifications or submittal for permit to install system).
- 3). Provide shower trim for plumbing fixtures as needed, some missing.
- 4). Repair or replace faucets and valves leaking in lave's, showers, tubs or fixture shut off valves.
- 5). Provide bowl caps and seal toilets to floors, some missing tank lids wood is not acceptable replacement for missing lids.
- 6). All shower stall or shower over tubs to be provided with shower curtain rods or approved enclosures. (This will include tile, or other approved materials, to above shower head).
- 7). Room # 624:
 - a. Replace or repair tile in shower as directed, tile to be installed to above the shower head or to a recognized industrial standard. (#508 also noted to have similar problem).
 - b. Repair leaking shower valve.
- 8). Repair plumbing leak and ceiling framing in ceiling of common area bathroom, have inspected prior to covering.
- 9). All bathroom floors to be of non absorbent materials, replace damaged or failing floor coverings in bathrooms. (See room # 511).
- 10). Seal all shower trim to walls.
- 11). Rooms 415 & 421:
 - a. ceiling damaged due to plumbing leaks from 5th floor. Repair and have inspected prior to covering.

OKAY TO COVER CEILING in 415 & 414

X NOT DONE

OK TO COVER CEILING

- 12). Common area bathroom adjacent to room 316 needs tub overflow trim and ceiling has water damage from 4th floor plumbing leaks. Open, repair plumbing leak and any structural damage, have inspected prior to covering.
- ~~13).~~ Shower in room 320 has a condensate line terminating into pan area, requires 1" air break above shower dam.
- ~~14).~~ Room 312:
a. water damage in shower ceiling. Repair plumbing leak, structural damage have inspected prior to covering.
- ~~15).~~ Room 324:
a. Replace ceiling tiles to cover HVAC unit. 316 DRY TO GO.
b. Provide a filter for all units provided with AC. OK
- 16). 2nd floor:
a. Terminate plumbing waste in trash area in an approved manner. OK
~~b.~~ Room 221, ceiling over tub damaged. Open, repair as needed and have inspected prior to covering. (Use approved fittings and adapters for DWV).
c. Room 214, lave loose to wall. Remove and install in an approved manner.
- 17). Restroom area for Big Kahuna restaurant:
a. Trap leaks in mens bathroom.
b. PVC pipe is not approved material for commercial installation, use metallic material only.
c. Lave to be resecured to wall in an approved manner, loose to wall.
- 18). Mechanical area on roof:
a. Provide access ladder for equipment on roof per code.
b. TPR lines for both the water heater and hydronics system to be installed and terminated to an approved location.
c. Provide approved method for supporting of all domestic and hydronic piping per UPC.
- 19). Employees lounge area:
a. Sink waste leaks. Repair in an approved manner.
b. Medium gas pressure regulator to be vented to the exterior of the structure.
c. Provide a bond across dielectric union in cold water line.
- 20). Laundry area:
a. Remove screws in dryer duct, use approved method of securing joints.
b. Support gas lines in an approved manner.
- 21). Mezzanine area:
a. DWV system in drop ceiling area leaking. Repair all leaks and remove small swimming pools from area.

A Permit is required

Sincerely,

Ed Swasey, Supervising Building Inspector
Housing and Dangerous Buildings Division