

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9903236

Insp Area: 2

Site Address: 6647 VALLEY HI DR SAC

Parcel No: 117-0012-021

Sub-Type: COM

Housing (Y/N): N

CONTRACTOR

FERNANDEZ CONST. INC.
106 CHURCH ST
ROSEVILLE CA 95678

OWNER

BANK OF AMERICA N T/SAVIN
5310 HARVEST HILL RD #2
DALLAS TX 75230

ARCHITECT

Nature of Work: DRY ROT REPAIR

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 3 License Number 007786 Date 4-2-99 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 abovementioned property for inspection purposes.

Date 4-2-99 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 STATE FARM Policy Number 715-98 Exp Date 10-1-99
0007154

(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 4-2-99 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.



O'Connor Freeman & Associates, Inc.

civil, structural, & electrical engineering

July 17, 1996

Mr. John Connolly
Connolly Brothers
500 Tamal Plaza, Suite 527
Corte Madera, California 94925

Re: Balcony Failure @ the California Place Apartments

Dear Mr. Connolly:

Our office was contacted by William Bigelow regarding a balcony failure near apartment 257 in building 6639 at the California Place complex on Valley Hi Drive in Sacramento. The reason for this request was to solicit our professional opinion on the damage and determine if and when repair of this damage was needed.

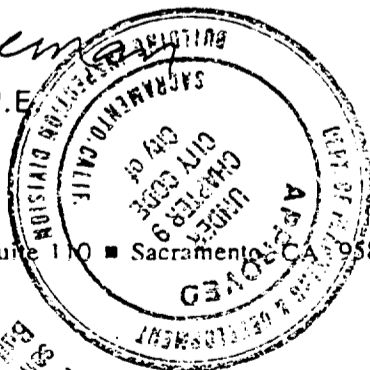
We examined the damage to the underside (soffit) of the third floor balcony near units 257 and 259. The rot damage present was very sever. Many of the balcony joists were completely rotted away along with the Oriented Strand Board (OSB) sheathing. (OSB sheathing is another form of plywood sheathing.) The main balcony beam has rot damage in the top five inches near the concrete deck. The immediate concern is to install temporary shoring to prevent the concrete deck from crashing down. We have attached an sketch to illustrate how this temporary shoring should be erected. This will allow protection from sudden failure of the concrete deck and allow very minimal pedestrian traffic until this region is repaired. The repair scheme our office designed on 12/4/94 will provide the contractor with all the necessary information to re-build the balcony in this area. Repair of this recently damaged area should begin as soon as possible.

Serious thought should be given to repairing all balconies in this complex as soon as possible. The recent damage found was thought to be in an area relatively untouched by rot damage. It is our opinion that "repairing only the area needing repair" method of addressing the rot damaged balconies will cost more money than repairing the balconies for an entire building. Our office is available to consult with you further on this subject should you have any further questions. Thank you for calling O'Connor Freeman & Associates, Inc..

Sincerely,

O'Connor Freeman & Associates, Inc.

Karl A. Freeman
Karl A. Freeman, P.E.



1912 F Street, Suite 110 ■ Sacramento, CA 95814 ■ (916) 441-5721 ■ fax (916) 441-5697

THIS SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH THE PERMITTING AND INSPECTION OF ANY CITY OR COUNTY BUILDING. THE SEALS OF THE STATE ENGINEERS ARE NOT VALID FOR THE PERFORMING OF ANY OTHER TYPE OF ENGINEERING. THE SEALS OF THE STATE ENGINEERS ARE NOT VALID FOR THE PERFORMING OF ANY OTHER TYPE OF ENGINEERING. THE SEALS OF THE STATE ENGINEERS ARE NOT VALID FOR THE PERFORMING OF ANY OTHER TYPE OF ENGINEERING.

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Sacramento Building Division

Revised by MTP P. 1/7/99

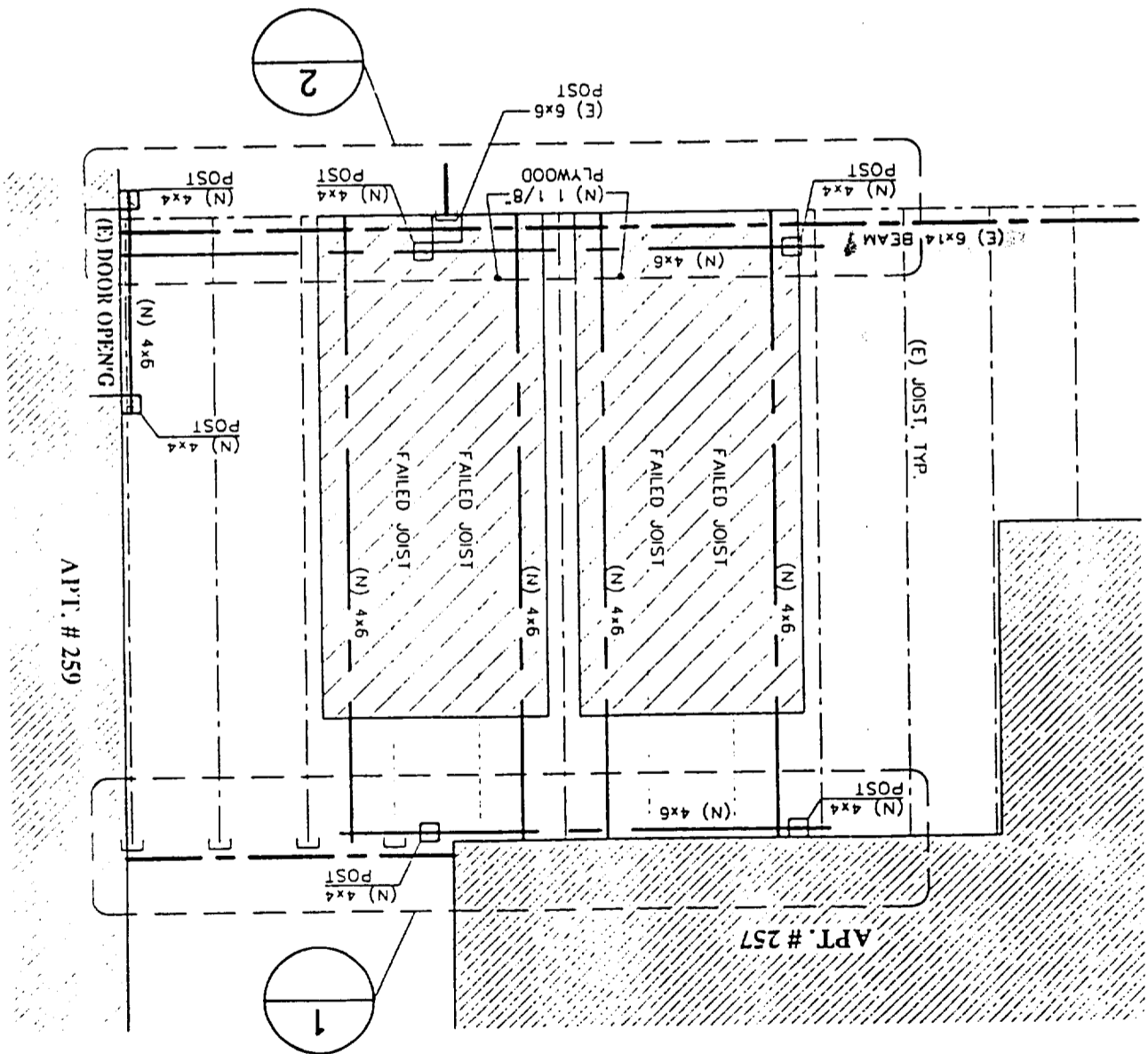
CALIFORNIA PLACE APARTMENTS

6633 Valley Hi Drive, Sacramento, California

DATE 7/17/96
 DRAWN EDL
 SCALE 3/8"=1'
 JOB E941202

O'Connor Freeman & Associates
 Consulting Civil Structural & Electrical Engineers
 1912 F Street, Suite 110 Sacramento, CA 95814
 Phone: (916) 441-5721 Fax: (916) 441-5697

TEMPORARY SHORING - PLAN VIEW



O'Connor Freeman & Associates
 Consulting Civil, Structural & Electrical Engineers
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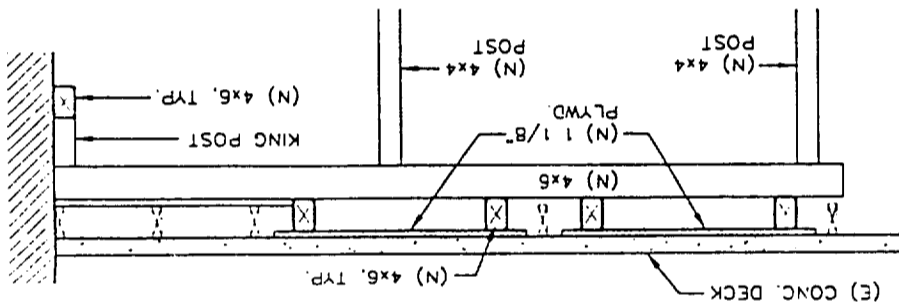
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CALIFORNIA PLACE APARTMENTS

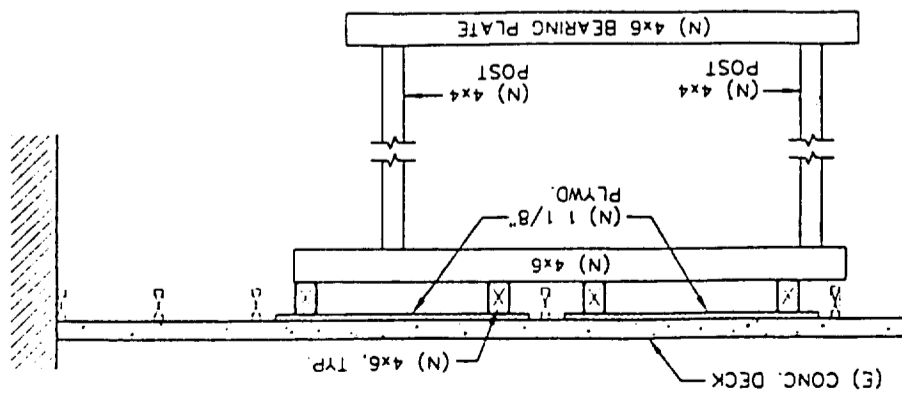
TEMPORARY SHORING - ELEVATION

2



TEMPORARY SHORING - ELEVATION

1



BALCONY REPAIR SPECS

1] The contractor is to inspect the framing of all Balconies and ascertain if any dry rot damage exists.

2] Balcony sheathing will be replaced if underside of the sheathing is moist or if mold growth is present or if the balcony joists are to be replaced. When replacing balcony sheathing, remove the layer of light weight concrete and existing sheathing. Replace damaged sheathing with 3/4" C-D Structural II plywood with exterior glue. This sheathing is to be nailed with 10" at 6" on center at plywood edges and 10" at 12" on center in the plywood field. Cover the sheathing with 30# building paper or any other approved waterproof membrane. Install galvanized sheet metal flashing at edges of balcony and pour 1-1/2" lightweight concrete decking.

3] Balcony joists will be replaced if 1/4" or more of dry rot damage is found or if balcony sheathing is being replaced. Replace damaged balcony deck joists with 2 x 6 Douglas Fir (DF) #2 or better. The Contractor is to verify the serviceability of existing sheet metal hangers. Replace any unserviceable sheet metal hangers with Simpson Strong-Tie U26 hangers.

NOTE: All hangers are to be Simpson Strong-Tie or equivalent.

4] Balcony Beams will be replaced if there is 1/2" or more of dry rot damage or if perpendicular to grain crushing of beam at the support post is found. Replace damaged beams in kind with DF #1 or better where the depth and width of the new beam is equal to the depth and width of the existing beam. Provide Simpson HU hangers for beams framing into other beams. Use beam dimensions to pick hanger size and fill all holes in hanger.

5] The balcony support posts will be replaced if the end grain shows signs of dry rot damage. Replace damaged posts with new posts of same dimensional size. A 4 x post with a DF #2 or better and a 6 x post with a DF #1 or better. All posts are to have a Simpson PC post cap for all post to beam connections. Conventional beam pockets can be used to support the ends of the balcony beams that frame into a wall.

6] Once all dry rot repairs have been completed or if the contractor has determined that no dry rot damage exists, install a 3/8" plywood soffit to the under side of the balcony joists with a continuous strip vent 6" from the end of the joists. See Repair Detail @ Balcony for further information.

California Place Apts.

6633 VALLEY HI DRIVE
SACRAMENTO, CALIFORNIA 95823

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Consulting Civil & Electrical Engineers
1912 F Street, Suite 110
Sacramento, CA 95814
Phone: (916) 441-5721 Fax: (916) 441-5697



REVISIONS	
DATE	BY

DRAWN: EOL	JOB: E941202
SCALE: SHOWN	NOTES:
DATE: 12/5/94	