

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0206930

Insp Area: 3
Thos Bros: 318 C2
Sub-Type: HSG
Housing (Y/N): Y

Site Address: 7432 17TH AV SAC

Parcel No: 021-0182-011 7432 17TH AV

CONTRACTOR

OWNER

HERZOG DAVID S/IVA V
7432 17TH AV
SACRAMENTO CA 95820

ARCHITECT

Nature of Work: REHAB/REPAIR HOUSING CASE, PER FIELD CK LIST & CORRECTION NOTICES.

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 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 May 31, 02 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 May 31, 02 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.

HOUSING AND DANGEROUS BUILDINGS

Case Field Correction List

Case #: H020000262 Address: 7432 17TH AV

Corrective Action:

Violation: B02 - Building

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

Comments: -The discharging of untreated waste water onto the surface has created a health hazard. As such the owner is to hire a professional hygienist to sample the soil and provide an analysis and findings. If it is found that bacteria exists requiring remediation the owner is to hire a professional remediation contractor to remove the area of all contamination.

-Due to the extensive mold found within the rear interior bathroom and laundry room area, the owner is to have a professional mold remediation contractor sample the building for mold contamination. If mold contamination is found you shall hire a professional contractor to remediate the contamination.

Corrective Action:

Violation: B05 - Building

Description: Uncleanliness. 8.100.230, 8.100.420

Comments: -The garage and home are to be cleaned of all debris and clutter to provide access for cleaning, inspections and repairs.

Corrective Action:

Violation: B07 - Building

Description: Room and space dimensions less than that required by this Code. 8.100.300, 8.100.310, 8.100.330

A. Ceiling height 8.100.300

B. All rooms smaller than 120 sqft 8.100.310, 8.100.320

C. Habitable rooms smaller than 90 sq ft (except kitchen) 8.100.310

D. Room location 8.100.320, 8.100.430

Comments: -The owner is to remove the addition of a wall at the end of the kitchen which has been converted to a bedroom. This room does not meet the minimum standards for size, egress, illumination and heating and is to be converted back to it's original use.

Corrective Action:

Violation: B09 - Building

Description: Dampness of habitable rooms. 8.100.470

Comments: -The bathroom and laundry rooms both show signs of excessive moisture intrusion. The owner is to locate the problem, repair and remove all damaged wood structural members and have inspections completed prior to concealing. The owner is not to remove any mold laden materials until a clearance has been obtained and approval granted from this division.

Corrective Action:

Violation: B11 - Building

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

Comments: INTERIOR

- Once the mold remediation has been completed in the bathroom and laundry room areas, you are to expose the framing for the exterior walls and ceilings as extensive water damage has occurred in these areas and further inspections are required.
- Expose the walls and ceilings in the front west bedroom south area as there is separation between the ceiling and wall along this area. This does not appear to be from normal settling and further inspections will be required.
- Repair all damage to the interior walls, ceilings, doors and related trim. Repaint the interior.
- Remove and replace all floor coverings as they are beyond repairing or cleaning.
- Replace damaged or missing light fixtures.
- Repair or replace the kitchen counter top and cabinets.
- Replace the bathroom cabinet and counter top.

Corrective Action:

Violation: B11 - Building

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

- Comments:**
- The owner is to hire a licensed pest and dry rot contractor to inspect the property for damage and provide a report to this division. Based on that report additional repairs will be required.
 - The owner is to remove all dry rot damage to the windows, trim and surrounding framing members and repaint the window frames and trim.
 - Repair the exterior stucco and supporting members of all damage and repaint the exterior.
 - Provide Plans for the new patio and front porch over entry area as they were built without plans, approvals, inspections or permits. The fact that you had a permit does not exempt you from submitting plans for new construction. There were two permits, one for the reroof and one for the new electrical service panel. The reroof permit did not include the replacement of the roof structure and there remains an out standing correction notice form 2000. The other was only for a new electrical service panel and did not include rewiring for the building.

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:**
- The exterior walls show signs that the wall cavity moisture barrier has failed with possible dry rot damage to structural members. The owner may be required to expose some areas in question. These areas include, but are not limited to, window and door openings.

Corrective Action:

Violation: B19 - Building

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

- Comments:**
- The garage roof and wall assemblies are in a severely deteriorated condition and will require extensive repairs. This structure may be beyond it's economical value to repair as such demolition may be appropriate.

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:**
- The owner is to clear the yards of all debris, garbage and junk and maintain the property in

a safe and clean manner.

Corrective Action:

Violation: B25 - Building

Description: Inadequate fire protection and equipment. 8.100.680

Comments: -All bedrooms and areas leading to such rooms are to be provided with operative smoke detectors. If the home is rewired electrically all such smoke detectors shall be connected to the main electrical system and be provided with battery back up.

Corrective Action:

Violation: E01 - Electrical

Description: Unsafe electrical service equipment. 8.100.500

Comments: -The electrical wiring and equipment from the main service equipment to the garage structure is to be removed as the installation is non conforming. If the owner wishes to maintain electrical power once the garage has been repaired or rebuilt it shall comply with all of the requirements of the 1996 National Electrical Code.

Corrective Action:

Violation: E02 - Electrical

Description: Exposed conductors, wire joints or energized equipment. 8.100.610

Comments: -All wiring for light switches, plugs and switches within the home are to be placed in approved junction boxes in an approved manner. One example of this violations was noted at the bathroom wall switch.

Corrective Action:

Violation: E03 - Electrical

Description: Faulty equipment or wiring presenting a hazard to person or property. 8.100.590

Comments: -The owner is to remove the non conforming wiring installed to the non conforming patio cover and front entry area. These areas were constructed without permits and the wiring is in violation of prevailing electrical codes.

-Once the home has been cleared of the debris a complete inspection will be conducted of the existing electrical devices and, or, fixtures for additional violations.

Corrective Action:

Violation: E05 - Electrical

Description: Insufficient outlets or unapproved cord wiring. 8.100.500

Comments: -Remove all of the cord wiring from the garage to the trailer and van as they present a safety hazard and are prohibited in lieu of permanent wiring.

Corrective Action:

Violation: E08 - Electrical

Description: Uses of unlisted or unapproved equipment or devices. 8.100.610

Comments: -Remove the non conforming electrical equipment, devices and fixtures leading to and within the garage structure as the installation does not comply.

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: -The owner is to have the wall furnace cleaned and repaired by a professional mechanical contractor. The wall furnace shall provide sufficient heat to maintain the required temperature throughout out the structure or additional facilities will be required. The fire place is not to be considered in lieu of the required permanent heating source.

Corrective Action:

Violation: M08 - Mechanical

Description: Other

Comments: -The wood burning stove and related components are to be removed. The stove is not a listed product and the venting system has failed posing a life safety hazard to the occupants.

Corrective Action:

Violation: P01 - Plumbing

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

Comments: -Replace the sinks and faucets for the kitchen and bathroom sinks as they are beyond repair.

-Replace the tub and install in an approved manner.

-Clean the toilet, replace the seat and insure proper operation or replace the toilet and related components.

Corrective Action:

Violation: P05 - Plumbing

Description: Provide approved method for installation, and/or maintenance of DWV system (drain, waste, and venting). 8.100.600

Comments: -All fixtures shall be installed using approved fittings and terminating in an approved manner. There are two separate DWV branch lines from the bathroom which are installed on the exterior of the structure. The vents for these fixtures rise above grade unsupported and terminate under the eaves. These conditions are a violation of the 1997 Uniform Building Code.

-The bathroom sink waste lacks the required vent. Install and terminate a vent in an approved manner for this fixture.

Corrective Action:

Violation: P06 - Plumbing

Description: Provide approved P-traps for all plumbing fixtures. 8.100.600

Comments: -The bathroom sink trap is of an S trap configuration in violation of the 1997 Uniform Plumbing Code and is to be corrected.

Corrective Action:

Violation: P07 - Plumbing

Description: Provide approved method for installation, and/or maintenance of building sewer. 8.100.600

Comments: -The open sewer line located in the drive way shall be raised to grade, capped and provided with an approved traffic area access box and lid. The building sewer is to be keep sealed at all times.

Corrective Action:

Violation: P08 - Plumbing

Description: Provide approved method and materials for installation of gas piping system. 8.100.600

Comments: -The water heater installed on the patio shall be move to comply with the requirements of

the 1997 Uniform Plumbing Code, Chapter 5 for approved locations and installation.

Corrective Action:

Violation: P10 - Plumbing

Description: Other

Comments: DURING THE COURSE OF REPAIRS AND INSPECTIONS ADDITIONAL VIOLATIONS MAY BECOME APPARENT NOT SO NOTED IN THIS DOCUMENT. ALL VIOLATIONS SHALL BE CORRECTED, INSPECTED AND APPROVED BY A REPRESENTATIVE OF THIS DIVISION.