

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0012312
Insp Area: 4

Site Address: 2747 BRANCH ST SAC
Parcel No: 265-0202-016

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

CONTRACTOR

OWNER
GONSALVES EBEL P/GLORIA
2449 EMPRESS ST
SACRAMENTO CA 95815

ARCHITECT

Nature of Work: REPAIRS PER HSG 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 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 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 09/17/00 Owner Signature [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 above mentioned property for inspection purposes.

Date 10/19/00 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 09/17/00 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.

PAID
CITY OF SACRAMENTO
09/17/2000
NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

OWNER-BUILDER VERIFICATION

0012312

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes) or no) _____

2. I (have) have not) _____ signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name N/A Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name N/A Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work

Signed Chel R. Hernandez

Job Address 2747 BRANCH ST

Permit No. ~~12312~~ 0012312 H

HOUSING AND DANGEROUS BUILDINGS

Case Field Check List

Case #: **H000014794**

Address: **2749 BRANCH ST**

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: UTILITY (LAUNDRY ROOM) CLOSE OPEN JUNCTION BOX.

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: UNIT 2765 REMOVE EXTENTION CHORD

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: UNIT 2759 - EXTERIOR LIGHT FIXTURE WILL NOT OPPERATE FROM SWITCH.
REPAIR

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: UNIT 2763 - REMOVE ANY MULTI OUTLETS, EXTENSION CHORDS, REPLACE
WITH PERMINENT WIRING.

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: On 09/07/00 a cursory inspection was made by Martin Macken an inspector of Housing Dangerous Buildings on the premisses of 2747 - 2769 BRANCH ST. & the following deficiencies & or violations were discovered. Other deficiencies may be discovered during more detailed inspections during the course of reconstruction under permit. All work must be done under permit and inspection. ALSO PRESENT AT THE INSPECTION WAS GREG JOHNSON, PAT MALANSON, JIM GILPINE, AND THE ON SITE MANAGER.

Corrective Action:

Violation: B11 - Building

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

Comments: TUB SURROUND THROUGH OUT COMPLEX

Provide a new all acrylic tub surround backed with ½ inch green board (do not use Green Board on ceilings. Call for an inspection prior to covering.

Corrective Action:

Violation: B11 - Building

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

Comments: Roof through out complex

(1.) Repair / replace roofs, replace all sheet metal flashing counter flashing and rain water plumbing.

(2.) Repair all dry rot in eaves.

Corrective Action:

Violation: B11 - Building

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

Comments: SEAL AROUND TUB SPOUTS, TUB SURROUNDS, LAVS SINK TO WALL, KITCHEN SINKS ETC. ALL UNITS & 2763,2767, 2759,

Corrective Action:

Violation: B11 - Building

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

Comments: Leaking roof

Replace roof with 25 year dimensional composition roof.

Corrective Action:

Violation: B11 - Building

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

Comments: Foundation 2747

The foundation has failed due to the following:

Differential settlement

Corrective Action:

Violation: B11 - Building

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

Comments: Floors KITCHEN AND BATH

Repair / replace LINO floor.

Walls & ceilings (THROUGH OUT COMPLEX)

Repair / replace all damaged walls & ceilings retexture & repaint.

Paint kitchen & baths with a washable surface.

Remove all mold and repaint with a washable surface.

Corrective Action:

Violation: B11 - Building

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

Comments: garage FAILED ROOF STRUCTURE

All electrical to be up to code.

Structure to be up to code.

Corrective Action:

H000014794

Violation: B11 - Building

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

Comments: SMOKE DETECTORS (LOCATION)

Provide Smoke detectors per (UBC 310.9)

Corrective Action:

Violation: B11 - Building

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

Comments: ATTICS

PROVIDE ATTIC VENTILATION PER (UBC 1505.3)

Close in attic openings using freeze blocking or 1/4 inch metal mesh with openings 1/4 inch in dimension.

Corrective Action:

Violation: B11 - Building

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

Comments: Exits THROUGH OUT COMPLEX

Dead Bolt

UBC 1003.3.1.8: Exit doors shall be openable from the inside without use of key.

CEILING FAN (LOCATION)

Ceiling fans Installed with out permit.

Support ceiling fans per (NEC 422-18)

Corrective Action:

Violation: E01 - Electrical

Description: Unsafe electrical service equipment. 8.100.500

Comments: UNIT 2763 SERVICE DROP TOO LOW TO GROUND MIN 10' REQUIRED.

Corrective Action:

Violation: E02 - Electrical

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

Comments: UNIT 2767 - REMOVE CHORD RUNNING THROUGH WALL FROM OUTLET SERVING AS OUTLET AND LIGHT @ CARPORT.

Corrective Action:

Violation: E02 - Electrical

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

Comments: UNIT 2757 MISSING LIGHT FIXTURE IN KITCHEN, PLASTIC WALL PLATE NOT ALLOWED ON SURFACE HANDY BOX.

Corrective Action:

Violation: E02 - Electrical

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

Comments: THROUGH OUT COMPLEX - ALL EXPOSED ROMEX. ALL EXPOSED WIRING TO BE INSTALLED IN APPROVED RACEWAY AND CLOSE ANY OPEN JUNCTION BOXES.

Corrective Action:

Violation: E02 - Electrical

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

Comments: UNIT 2769 REMOVE CORD WIRING SERVING VAPOR FIXTURE @ CARPORT.

Corrective Action:

Violation: E03 - Electrical

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

Comments: THROUGH OUT COMPLEX - REMOVE ALL PAINTED OVER OUTLETS AND REPLACE

Corrective Action:

Violation: E03 - Electrical

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

Comments: PLASTIC WALL PLATES TO BE REPLACED WITH METALIC OUTLET COVERS AT ALL HANDY BOXES.

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: UNITS 2757, 2763, 2765, 2769, 2761, 2763, 2765, - EXPOSE FURNACE VENT FOR OPEN WALL INSPECTION. UNIT 2751 - REPLACE HEATER

Corrective Action:

Violation: M02 - Mechanical

Description: Provide combustion air in an approved manner for gas appliances. 8.100.610

Comments: THROUGH OUT COMPLEX

Corrective Action:

Violation: M03 - Mechanical

Description: Provide approved material and installation of gas appliance vents. 8.100.610

Comments: UNITS 2751, 2757, 2759, 2761, 2763, 2765, 2767,

Corrective Action:

Violation: M05 - Mechanical

Description: Provide the required ventilation fan. 8.100.360

Comments: THROUGH OUT COMPLEX

Corrective Action:

Violation: M06 - Mechanical

Description: Provide approved clearances from combustibles to freestanding or built-in ranges. 8.100.610

Comments: THROUGHOUT COMPLEX

Corrective Action:

Violation: M07 - Mechanical

Description: Provide approved material and installation of dryer duct. 8.100.610

Comments:

Corrective Action:

Violation: P01 - Plumbing

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

Comments: AS NEEDED THROUGH OUT COMPLEX

Corrective Action:

Violation: P02 - Plumbing

Description: Provide the required hot and cold potable water supply with shutoff valves for each fixture in an approved manner. 8.100.410

Comments: AS NEEDED THROUGHOUT COMPLEX

Corrective Action:

Violation: P03 - Plumbing

Description: Provide approved method for installation, and/or maintenance of potable water system. 8.100.600

Comments: AS NEEDED THROUGHOUT COMPLEX

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: UNIT 2759 & 2761, 2765 - PROVIDE APPROVED DWV SYSTEM UNDER KITCHEN SINK. FLEX DROP AND OR TRAPS ARE NOT ALLOWED.

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: TOILETS LOOSE ON BASE, REMOVE AND RESET.

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: CAP OFF ALL OPEN PLUMBING & UNUSED PLUMBING (LAUNDRY ROOM), REHAB ALL PLUMBING TO CODE THROUGH OUT COMPLEX.

Corrective Action:

Violation: P06 - Plumbing

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

Comments: FLEX NOT ALLOWED

H000014794

Corrective Action:

Violation: P07 - Plumbing

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

Comments: PROVIDE C.O.T.G.

Corrective Action:

Violation: P08 - Plumbing

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

Comments: Appliance Connectors 1212.0 UPCA - gas appliance may be connected with an approved listed metal appliance connector and valve (not to exceed three feet) except a range or dryer may be 6'. No part of such connector shall be concealed within or extended through any wall, partition, or appliance housing. The connector shall have a diameter no less than that of the inlet connection to the appliance as provided by the manufacturer.
The valve must be at the gas pipe outlet (no hard pipe between the valve and flex) immediately ahead of the connector.