

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0013043
Insp Area: 2

Site Address: 2160 MONTECITO WY SAC
Parcel No: 047-0267-006

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

CONTRACTOR

OWNER
SIERRA LAND/WATER
2201 21ST ST
SACRAMENTO CA 95818

ARCHITECT

Nature of Work: REPAIR\REHAB AS PER FIELD VIOLATIONS LIST

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 3/20/00 Owner Signature *Shirley Smith*

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 3/20/00 Applicant/Agent Signature *Shirley Smith*

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 *Exempt* 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 3/20/00 *Shirley Smith*

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.

OWNER-BUILDER VERIFICATION

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) yes
- 2 I (have/have not) have 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 _____ 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 _____ 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 |
|------|---------|-------|--------------|
| | | | |
| | | | |
| | | | |

X Signed [Signature]

X Job Address 2160 Montecito X Date 3 NOV 00

Permit No: 0013043 H

HOUSING AND DANGEROUS BUILDINGS

Case Field Check List

Case #: **H000019713** Address: **2160 MONTECITO WY**

Corrective Action:

Violation: B01 - Building

Description: Attractive Nuisance. 8.100.230

Comments: -The owner is to maintain the securement of the property until all violations have been cleared by inspections and a permit.

Corrective Action:

Violation: B02 - Building

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

Comments: -Due to the contamination in the side yard by untreated waste water from the failed building sewer the owner is to have a professional hygienist test the surrounding soils for bacteria and provided a recommended remediation.

-A check of the City of Sacramento Planning records does not show permits to have been issued for the new roof coverings or HVAC unit. Provide documentation with approvals or bring into compliance.

Corrective Action:

Violation: B11 - Building

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

Comments: -The owner is to repair all interior damage to the ceilings, walls, doors and trim then repaint.

-Have the carpets professionally cleaned as they have become contaminate with untreated waste water.

Replace all damaged floor coverings which cannot be cleaned or repaired.

-Repair the kitchen cabinets of all damage and refinish as needed.

-Open wall adjacent to the shower stall for further review of possible damage.

-Provide documentation of the addition and alterations to the structure at the rear. (Bedroom and bathroom)

-Provide a garage door as there was not a door at the time of my inspection. A wall has been built to prevent entry into the structure.

Corrective Action:

Violation: B18 - Building

Description: Defective or lack of weather protection for exterior walls including lack of paint or weathering due to lack of paint or other approved protective covering. 8.100.470

Comments: -Repair the exterior stucco, wood siding and trim of all damage and repaint. Replace damaged exterior doors.

-Provide documentation for alteration to the wall assembly adjacent to the rear door or remove siding for inspection of structural components and proper flashing of wood to stucco.

Corrective Action:

Violation: B19 - Building

Description: Broken, rotted, split or buckled exterior wall coverings or roof coverings. 8.100.470

Comments: -Provide documentation of a permit for the new roof coverings and addition to the rear west

side of the structure.

-Repair the minor dry rot found in the eaves at the front porch area.

Corrective Action:

Violation: B25 - Building

Description: Inadequate fire protection and equipment. 8.100.680

Comments: -Each bedroom, and areas leading to such rooms, shall be provided with an operative smoke detector.

Corrective Action:

Violation: E02 - Electrical

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

Comments: -Provide cover plates for all switches and receptacles

Corrective Action:

Violation: E03 - Electrical

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

Comments: -Remove non conforming and hazardous alterations in the garage wiring.

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 provided documentation with approvals to support the new HVAC unit on the roof. (permit copy)

-HVAC unit is to be functional as the current tenants suggested it does not operate.

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: -Replace the Building Sewer line as it has failed. This condition has created a unhealthy environment for the tenants and their guests. As previously suggested, professional remediation will be required.

Corrective Action:

Violation: P07 - Plumbing

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

Comments: -Provide approved assembly for the clothes washer DWV. Currently the facility is not trapped or installed as required.

Corrective Action:

Violation: P09 - Plumbing

Description: All gas appliances shall be approved type and installed in an approved manner. 8.100.610

Comments: -The water heater cabinet has been altered creating a hazard and placing the installation in a non conforming status. The owner is to replace the water heater and complete the following;

! provide elevation of the water heater in an approved manner to a height prescribed by the prevailing

code

- 2 Rotate the water heater toward opening to facilitate lighting and operating the controls
- 3 Provide seismic supporting of the water heater to the structure
- 4 Replace the vent as a B-vent is required
- 5 Insure the PTR valve is installed and terminated in an approved manner
- 6 Insure both the cold water and gas valves are readily accessible.

DURING THE REGULAR COURSE OF INSPECTIONS AND REPAIRS ADDITIONAL VIOLATIONS MAY BE DISCOVERED NOT SO NOTED IN THIS DOCUMENT. ANY ADDITIONAL VIOLATIONS WILL REQUIRE CORRECTING AND INSPECTION.