

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0103883
Insp Area: 3

Site Address: 7608 TIERRA GLEN WY SAC
Parcel No: 043-0240-006

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

CONTRACTOR

OWNER

ARCHITECT

MEADOWS MADELAINE C
7608 TIERRA GLEN WY
SACRAMENTO CA 95828

Nature of Work: GARAGE CONVERSION TO STUDIO.

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 3-30-01 Owner Signature M. Meadows

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 3-30-01 Applicant/Agent Signature M. Meadows

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 3-30-01 Applicant Signature M. Meadows

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.

Date of Request: 3/30/01
By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 7608 Tina Ellen Way, Sacto. 95828

Assessor's Parcel Number: 043-0240-006

Previous Use: exist. S.F.R.

Description of Request/Proposed Use: Convert garage to studio apartment for caregiver

Is This a Change of Use? NO

Prior Applications for Project Site(P#, Z#, DRPB#): none Zoning Designation: R-1

Comments: does not qualify as 2nd residential unit since access is provided from within exist. house (no planning entitlement req'd.); must provide min. 10' x 20' paved parking pad outside front yard setback

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: PHIL REED 3/30/01

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

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) (yes or no) _____
2. I (have) (have or 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. _____

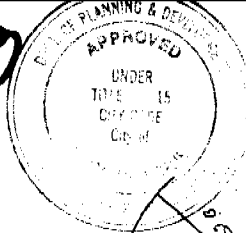
5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work
<u>Duane Conner</u>	<u>Dianne & Ted Nelson</u>		
<u>Ron</u>			

Signed M. Meadows

Job Address 7608 Tierra Glen Wy

Permit No: _____



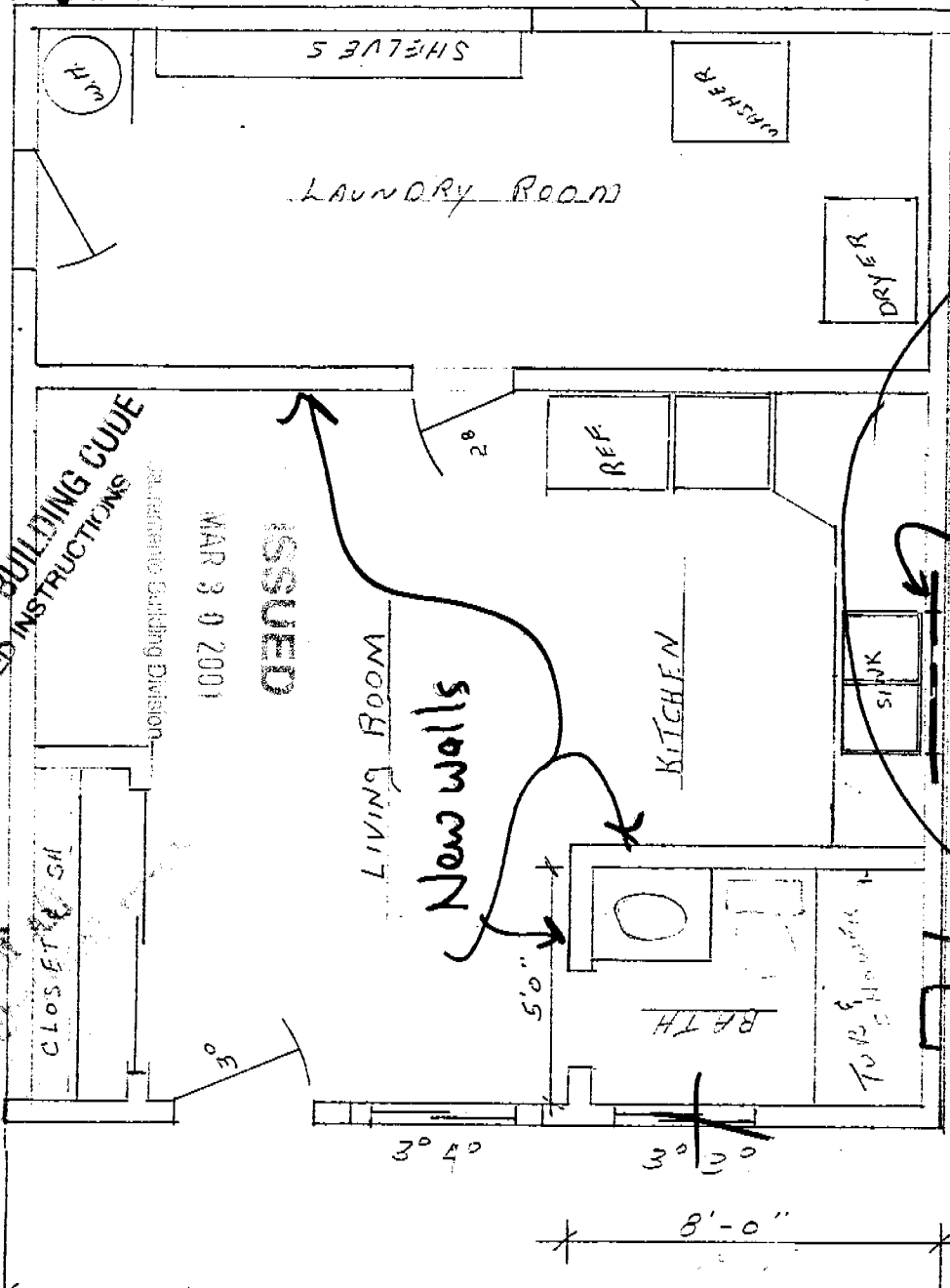
Plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification shall not be held to permit or approve the violation of any City Ordinance or State Law.

Provide venting for w.H.

SMOKE DETECTOR IS REQUIRED WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT ARE IN EXCESS OF \$1,000 OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED (GROUP R-3)

PERSONAL SAFETY BUILDING CODE SEE ATTACHED INSTRUCTIONS

ISSUED MAR 3 0 2001



VERIFY 4x6 HDR DF #2 MIN. 4/13/01

4'3 1/2" x 16'0" R 3'0"

3015

- Scope:
- All plumb. fix + cabinets new
 - New walls

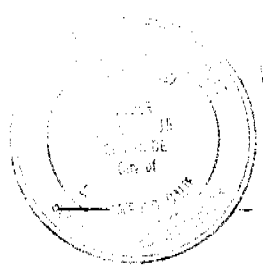
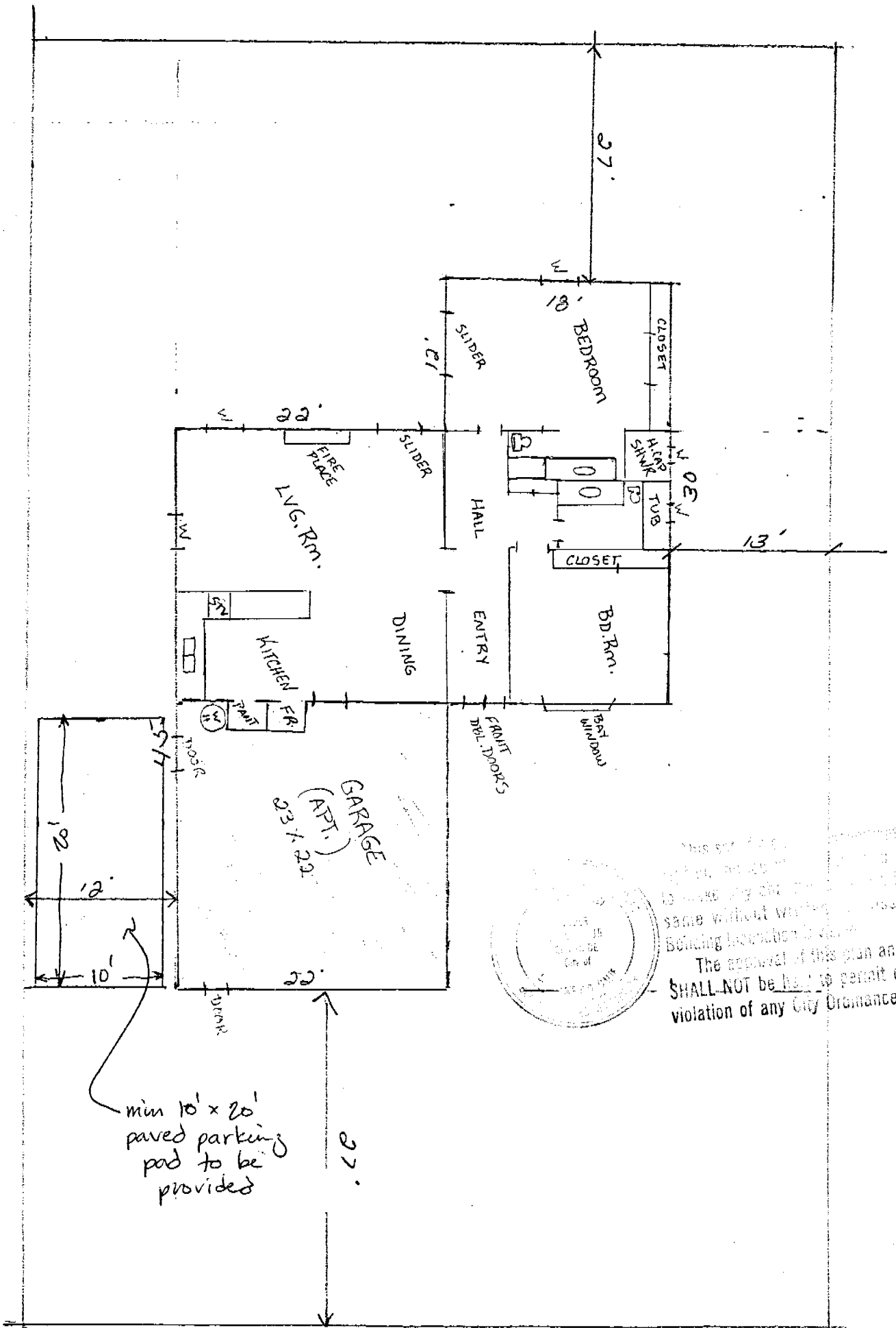
RECOMMEND ~~doors~~ to be sealed w/ approved sealer. 460 #1
Reviewed by Matt P. 3/30/01
7608 TIERRA GLEN WAY

Julal 4/13/01

81058
DRIVE WAY

PARKING

THE APPROVED PLAN SHALL BE KEPT ON THE JOB AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS FROM THE SAME WITHOUT WRITTEN PERMISSION FROM THE BUILDING INSPECTION DIVISION.



This set of plans and specifications is to be used for the same without variation from the Building Department. The approval of this plan and specifications SHALL NOT be held to permit or approval of any City Ordinance or Statute.

CITY OF SACRAMENTO
DEPARTMENT OF NEIGHBORHOODS, PLANNING AND DEVELOPMENT SERVICES
BUILDING INSPECTIONS DIVISIONS
RESIDENTIAL PLAN CHECK

PLAN CHECK #: _____

JOB ADDRESS: _____ DATE: 3/30/01

These sheets, when attached to a set of plans, become a part of those plans and must remain attached thereto. The items listed below must be complied with as well as items noted on plans. The approval of this plan and specification shall not be held to permit or approve the violation of any city ordinance or State law.

I. BUILDING CODE REQUIREMENTS

(WHERE APPLICABLE)

1. Place 4" of well graded crushed rock under dwelling slab floors (3/8" minimum to 1 1/2 inch maximum).
2. Expansive soils (special foundation requirements). See note on plan. See attached soils report on plan.
3. When required, all bolts, all hold downs and other foundation hardware shall be installed at foundation inspection.
4. All bearing walls supporting a second floor must rest on a continuous footing.
5. Provide 1 square foot of screened opening (1/4" mesh) per 150 sq. ft. of underfloor area.
6. Provide 18" by 24" access to underfloor area. Accessible underfloor clearance shall not be obstructed by pipes, ducts or other construction.
7. Foundation cripple walls must be braced as per bracing requirements of UBC.
8. Stud size, length, and spacing shall conform to UBC.
9. Provide post base and post cap connections.
10. Provide weep screed foundation plate line on all exterior stucco walls.
11. Plywood roof sheathing at overhangs or soffits must be of exterior type.
12. Roof overhang, including gutter, cannot project more than 24" into side yard.
13. Property line walls for zero clearance to be one hour construction.
14. Install materials for one hour construction on garage side of common wall and/or ceiling with dwelling with dwelling. Protect all supportive beams and posts.
15. Door between R-3 (dwelling) and U-1 (garage) to be 1 3/8" solid core, self closing and tight fitting.
16. Stairways shall meet minimum requirements as follows: Maximum rise 8", run (tread) 9", handrail 34" to 38" above nosing, minimum stair width 36" and minimum headroom 6' and 8".
17. Usable storage space under stairways shall be of one hour construction.
18. One operable window in each sleeping room must have a minimum net clear opening width of 20", a minimum net clear height of 24" and a minimum net clear of 5.7 sq. Ft. in that opening. Window sill height shall not exceed 44" above the finished floor.
19. Ventilation for bathrooms, laundry rooms and laundry areas to have 1/20th of floor area in operable window area with a minimum size to 1 1/2 sq. ft. or provide a fan vented to the exterior. Fan to be on a separate switch.
20. Provide attic ventilation. Concealed space between rafter and ceiling joist shall be ventilated unless solidly insulated.
21. Provide truss calculations and layout drawing.
22. Provide an approved 120 volt smoke detector above stairways and at access to bedrooms, on each floor, and in vaulted areas, and in each bedroom.
23. Masonry chimneys shall be fastened at the plate line to the structural framework of the building with 2 1/2" bolts per strap.
24. Chimneys shall terminate with a 14 gauge 3/4" mesh or 12 gauge 1" mesh galvanized spark arrestor 2" above the flue liner.

II. ELECTRICAL CODE REQUIREMENTS

25. Electrical meters shall have a minimum of 30" wide and 36" deep clear working space in front of equipment. Install UFER ground per NEC requirements. **VERIFY THE SERVICE LOCATION WITH SMUD.**
26. Service equipment and panel boards shall not be located in closets, lavatories, or under stairways.
27. Electrical receptacles in habitable rooms shall be placed a maximum 12' apart, 6' maximum from any door opening and any wall space wider than 2'. In kitchen and dining area, any counter wider than 12" separated by ranges, ovens, sink, refrigerator etc., shall be provided with a receptacle.
28. Provide two evenly balanced 20 amp small appliance branch circuits for the receptacles in kitchen, pantry, dining and breakfast areas.
29. Provide one 20 amp circuit for dishwasher and disposal.
30. Provide at least one outside weatherproof, 120 volt G.F.C.I. protected receptacle.
31. Provide G.F.C.I. protection to all 120 volt, 15 & 20 amp receptacles installed outdoors, in bathrooms, in garages, in basements, and within 6' horizontally of a kitchen sink.
32. Provide G.F.C.I. protection to hydromassage tubs.
33. Recessed lighting fixtures installed in insulated ceilings must be I.C. rated and thermally protected. Single wall fixtures required to be boxed in.
34. Surface mounted lighting fixtures in closets must be a minimum of 12" from storage areas. Flush mounted fixtures must be a minimum of 6" away.

III. PLUMBING/MECHANICAL CODE REQUIREMENTS

35. All heating and cooling units creating a glow or flame installed in a garage must be raised on a stand so the glow or flame is minimum of 18" above the floor. Provide a protective barrier, 3" or larger steel pipe 30" high, concrete filled for hot water heater units and heating units in garage in line with car storage.
36. Water heaters having non-rigid water connections and over 4' in height shall be anchored or strapped.
37. Access doors to enclosed water heaters shall be a minimum of 24" wide.
38. No mechanical equipment shall be located in the side yard setback area which will not meet the minimum noise ordinance requirements (55 dcb's 1' inside adjacent properties at 3' to 5' above ground).
39. Furnace and water heater installations must comply with UMC and UPC requirements.
40. Fireplace gas valves must be located outside of the required hearth area but not more than 48".
41. All hose bibs must have an approved anti-siphon device.
42. Dryer vent 14' total length.
43. Provide 2 X 6 minimum wall construction where 3" ABS pipe is installed. Comply with requirements of UBC for notching requirements.

Note: Electrical, plumbing and mechanical work is not thoroughly checked on plan check review and will be subject to field inspection.

REV: February 1998

PERSONAL SAFETY BUILDING CODE

October 21, 1984

MEMORANDUM

SUBJECT: Personal Safety Building Code

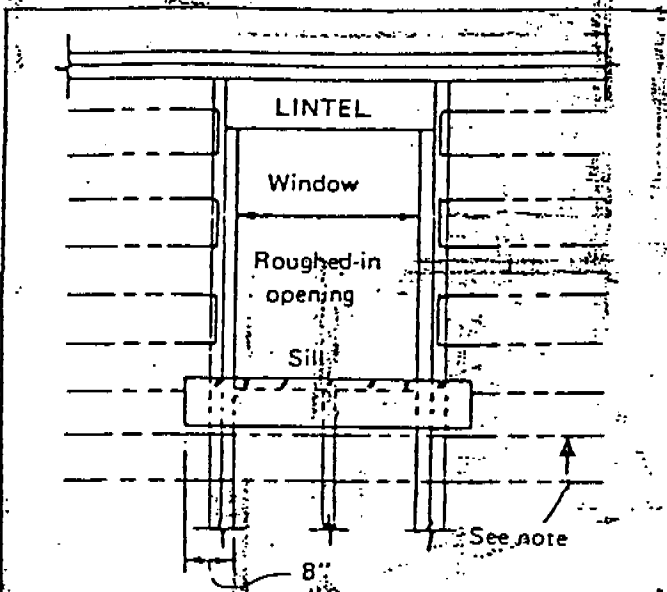
As of the date of this memo, all new dwellings, half-plexes, and duplexes must comply with the personal safety building code, to wit:

1. All building numbers and street addresses shall be clearly visible from all public or private access streets. The streets and building numbers shall be no less than four inches in height and of a contrasting color to their background.
2. All entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:
 - a) The bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack.
 - b) The cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching.
 - c) The deadbolt shall be of the pin tumbler type with a minimum of five pins for a maximum of two entry doors only. Additional entry doors may be fitted with keyless deadbolts.
 - d) Double cylinder deadbolt locks may be used only in accordance with the Uniform Fire Code.
3. Each exterior door hinge shall be secured with a minimum of two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the frame to which the hinge is attached.
4. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U.A. gauge steel, bronze or brass and shall be secured to a wood jamb with not less than two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of four (4) number eight machine screws.
5. Sliding door and window assemblies shall be so designed that the door or window cannot be lifted from the track when the door or window is in the closed position.
6. Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior.
7. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door. This view may be provided by a one-way door viewer designed to provide a 180° field of view. Such viewer shall not be mounted in excess of 54 inches from the interior floor.

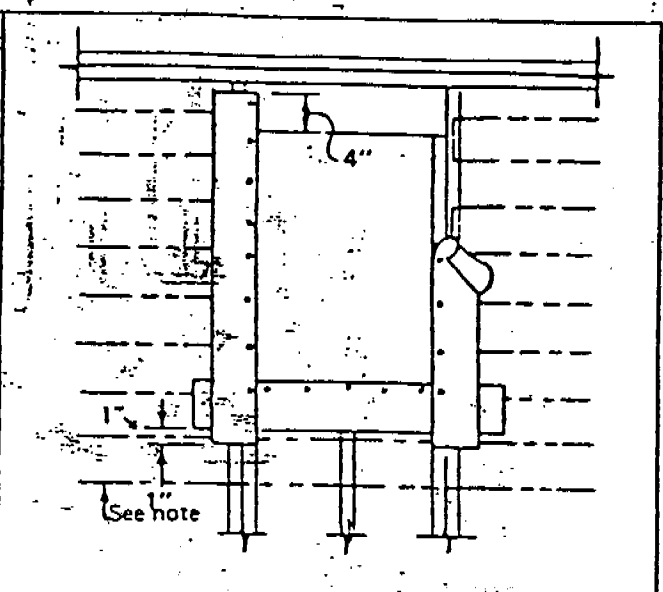
An additional requirement of this ordinance is that all above items are retroactive for all non-owner occupied living units (dwellings, half-plexes, duplexes, etc.) and must comply by June 1, 1985.

Ord. #84-056, Eff. 10-21-84
Add to Chap. 9, Art. XXIII

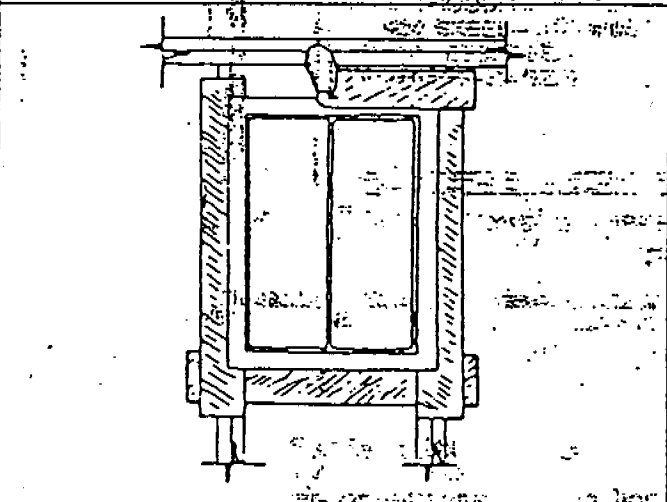
How to Flash Windows



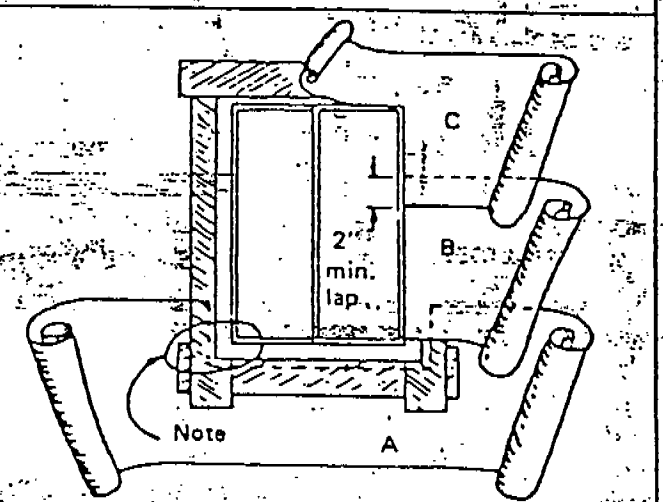
Attach a sill strip of asphalt-saturated roofing felt paper at least 9" wide with the top edge even with the top edge of the rough sill. Extend this sill strip at least 8" beyond the edge of the rough opening for windows. Attach felt with galvanized roofing nails or rust-resistant staples.



After sill strip is in place, attach jamb strips (side of opening) at least 9" wide with inside edge of felt even with edge of window opening. Start jamb strips 3" below the sill strip and extend jamb strips 4" above the lower edge of the lintel (top of window opening).



Apply a bead of caulking to the back surfaces of the window, then place the window into the rough opening, with flanges over the installed flashing felt strips. After window is placed, install the head flashing OVER the window flange. This is another strip of felt at least 9" wide.



Starting at the bottom of the wall (sole plate) lay water-resistant paper UNDER the sill strip. Cut any excess water-resistant paper that may extend above the sill flange on each side of the opening. (Shown in diagram as short dash lines). Install succeeding courses of water-resistant paper (B, C, etc.) over jamb and head flanges in shingle-board fashion.

1402-1

NOTES: Section 1707(b), Uniform Building Code, calls for flashing of all exterior openings exposed to weather to make them weatherproof. Since UBC does not outline procedures for window flashing, techniques shown here are recommended. Use 15 lb. asphalt-saturated felt whenever possible for flashing material. Caulk back of window frames before setting. Use windows that are watertight.

Line wire, when used as backing to support water-resistant building paper or felt beneath lath for stucco, should be installed according to industry standards and practice. No attachment devices nor the wire backing should cover or penetrate flashing material. Peripheral flashing at all edges of wall openings must cover wire backing.

SENDING REPORT

Jul. 26 2002 05:35PM

YOUR LOGO :City of Sacramento
YOUR FAX NO. :916-566-3640

NO.	OTHER FACSIMILE	START TIME	USAGE TIME	MODE	PAGES	RESULT
01	93836940	Jul. 26 05:34PM	00'52	SND	01	OK

TO TURN OFF REPORT, PRESS 'MENU' #04 SET.
THEN SELECT OFF BY USING 'JOG-DIAL'.

FOR FAX ADVANTAGE ASSISTANCE, PLEASE CALL 1-800-HELP-FAX (435-7329).