

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0010063
Insp Area: 4

Site Address: 545 SANTIAGO AV SAC
Parcel No: 263-0241-029

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

CONTRACTOR

OWNER

ARCHITECT

GUILLERMO MARTIN & RUFUGIO MARTIN
2858 CARMARILLO DR
SACRAMENTO, CA 95833

Nature of Work: REPAIRS TO 4 UNIT APT 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 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 9 30 00 Owner Signature Guillermo Martin

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 8 30 00 Applicant/Agent Signature Guillermo Martin

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 8 30 00 Applicant/Agent Signature Guillermo Martin

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/Dangerous Bldgs Division

Case Field Check List

Case # HSG9901698

00-10063H

Address: 545 SANTIAGO AV

Location:

Date

Description

10/22/99

49.10.1002(13) General dilapidation or improper maintenance of the building.)

545 Santiago Ave
Violations list
October 22, 1999

4 unit
APR 1999

General dilapidation or improper maintenance of the building.

49.10.1002(13) U.B.C. 3402

Uncleanliness. 49.04.402(G)

-Mold buildup found in the bathrooms and kitchen areas. Some molds are known to be a health hazard. Owner is to clean areas and treat to prevent further problems. Proper ventilation and cleaning habits in these areas will help to prevent future problems.

-Floor coverings are in poor condition from lack of cleaning. Replace all deteriorated floor coverings through in all units.

-Interior walls, doors, wood work, cabinets, counter tops and plumbing fixtures in poor condition. Clean, repair and repaint interiors of all units.

Faulty materials of construction. 49.10.1010

-Remove patio cover structure, this structure does not meet the minimum requirements of the Uniform Building Code or required set backs from the property line.

Infestation of insects, vermin or rodents. 49.10.1002(12)

-The owner is to hire a professional pest and rodent extermination contractor and have all interiors treated for fleas, cockroaches and mice.

Deteriorated or inadequate foundations. 49.10.1003(1)

-Retaining wall between the parking area and complex is failing. Provide engineered fix to prevent further failure and to repair those areas where the wall has begun to fail.

Defective or deteriorated flooring or floor supports. 49.10.1003(2)

-Open ceilings of first floor bathrooms where water staining or ceiling damage is apparent. Have inspected by a representative of this division to determine if repairs to structural members will be required. Lower units.

Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 49.10.1008(2)

Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 49.10.1008(2)

Defective or lack of weather protection for exterior walls including lack of paint or other approved protective covering. 49.10.1008(3)

-Replace all interior/exterior damaged doors and jams, damaged windows and install screens on all windows. All windows shall be in good operating condition, front doors to units shall be solid core doors.

-Guard bars installed on windows shall be secured to the structure properly and windows which are considered egress windows shall be provided with approved listed releases operable from the room they serve.

-Prepare and repaint the exterior of the structure. This would include repairing exterior stucco, trim, fascia and siding.

-Repair stair railings and support in an approved manner.

-Repair second floor landing area and recover with approved materials.

-Provide rain leaders for roof drainage which terminates at the ground.

Inadequate fire protection & equipment. 49.10.1014

Date

Description

-Provide operative smoke detectors in each bedroom and areas leading to such rooms.

Design review requirements required.

-The owner shall provide information to Luis Sanchez of Planning for possible design review requirements.

Exposed Conductors, wire joints or energized equipment.

SCC Section 49.07.702

-Replace missing, damaged or non operative light fixtures.

-All switches and plugs shall be in good operating condition. Switches and plugs which have been painted over are to be replaced.

Provide approved type and installation of room heater which will maintain a temperature of 70 degrees three (3) feet above the floor. 49.07.701

-Clean all wall furnaces, repair or replace the covers.

-All wall A/C units are to be installed and supported in an approved manner. Unit #5 is a good example of how not to install the units.

Provide approved material and installation of dryer duct. 49.10.1007

-Replace deteriorated dryer duct and the termination flashing. The termination flashing shall be provided with a damper.

Provide replacement of deteriorated plumbing fixtures with approved type. 49.05.521

-Noted deterioration of plumbing fixtures was found through out the complex. Replace those which cannot be repair or the finish has deteriorated and un-repairable.

-Sinks in the kitchen and bathrooms are to be in good condition without chips in the porcelain and sealed to surfaces they abut.

-Tubs and there enclosures shall be in good condition or replaced. The tub enclosure walls are to be replaced if damaged.

Provide approved method for installation, and/or maintenance of D.W.V. system (drain, waste, and venting). 49.05.521

-The front clean out for the Building Drain is to be properly capped and set to grade. ABS materials used for clean out risers are to be cut below grade and provide with approved access boxes.

All gas appliances shall be of approved type and installation. SCC Section 49.10.1007

-The water heater is leaking and may require replacement.

-The PTR line shall be terminated to the exterior of the structure with approved materials and installation.

-Provide and install the fire box access covers.

Other conditions may exist which during the course of regular repairs and inspections are discover. These items will require correcting. A permit will be required prior to commencing the repairs.

4 UNIT
APT COMPLEX