

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0002469

Insp Area: 2

Site Address: 5920 28TH ST SAC

Parcel No: 025-0221-004

Sub-Type: HSG

Housing (Y/N): Y

CONTRACTOR

OWNER

ARCHITECT

OCWEN FED. BANK
1675 PALM BEACHLAKES BLVD
WEST PALM BEACH, FLORIDA 33401

Nature of Work: AS PER CASE VIOLATION 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 B License Number 257148 Date 3-13-00 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractor 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 3-13-00 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 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 3-13-00 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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

HOUSING AND DANGEROUS BUILDINGS

Case Field Check List

Case #: **HSG9901661**Address: **5920 28TH ST**

Corrective Action:

Violation: **B01 - Building**

Description: Attractive Nuisance. 49.04.402(A)

Comments: -The owner is to maintain the securement against further entry until all work has been completed and approved with a permit.

Corrective Action:

Violation: **B02 - Building**

Description: Dangerous to human life or detrimental to health. 49.04.402©

Comments: -The owner is to obtain approval from the Planning Department for this structure to remain as a converted second unit. This would include the existence of plans and a permit. The existence of gas and electrical service in it's self does not legitimize the existence of such a conversion.

Corrective Action:

Violation: **B05 - Building**

Description: Uncleanliness. 49.04.402(G)

Comments: -The owner is to replace all damaged floor coverings. The carpeting may remain if it can be cleaned and does not show excessive wear or damage. The kitchen and bathroom lino will require replacement.

-Clean the interior walls, doors and wood work, repair the wall board in an approved manner and repaint the interior. Provide enamel paint for the kitchen, laundry and bathroom areas.

-Tub waste is clogged with waste and backing up into the tub. Have the waste line cleared and the tub cleaned.

Corrective Action:

Violation: **B14 - Building**

Description: Flooring or floor supports of insufficient size to carry imposed loads with safety. 49.10.1003(3)

Comments: Deteriorated or inadequate foundations. 49.10.1003 (I) (Front Structure)

-The addition to the rear portion of the front structure lacks a perimeter footing, floor joist are improperly sized and the electrical wiring installed under the floor does not meet minimum code.

Corrective Action:

Violation: **B17 - Building**

Description: Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. 49.10.1008(20)

Comments: -The owner is to provide a current termite and dry rot report from a professional contractor in determining the extent of dry rot damage to the structure.

-Repair exterior siding, trim, doors and windows. Provide screens for all windows.

Repair roof assembly of dry rot damage and install new roof coverings.

Front Unit;

-Replace and install in an approved manner all missing or damaged foundation vents. Some are installed improperly with the siding replaced incorrectly.

-Wood siding shall be provided with a minimum of six inches clearance from grade.

Corrective Action:

Violation: B20 - Building

Description: Building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which is such a condition as to be a fire hazard. 49.10.1009

Comments: -The owner is to clear the rear yard of high dry vegetation and maintain against future fire hazard conditions.

Corrective Action:

Violation: B25 - Building

Description: Inadequate fire protection and equipment. 49.10.1014

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

Corrective Action:

Violation: B32 - Building

Description: Design Review requirements required.

Comments:

Corrective Action:

Violation: E01 - Electrical

Description: Unsafe electrical service equipment. 49.07.702

Comments: -Ufer ground conductor enclosure to be installed and supported in an approved manner.

Corrective Action:

Violation: E02 - Electrical

Description: Exposed conductors, wire joints or energized equipment. 49.07.702

Comments: -Exposed romex in rear structure, damaged J-boxes, devices and fixtures to be replaced and installed in an approved manner.

-Provide switch and receptacle cover plates where they are missing or damaged, replace receptacles which have been painted over.

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(Front Unit)

-Provide missing or damaged cover plates, switches and receptacles.

-Repalce devices which have been painted or plastered over. Clear J-boxes of plaster.

-All light fixtures are to be operational and in good condition.

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. 49.07.701

Comments: -Rear structure is missing permanent source of heat.
-Front unit to be cleaned and repaired.

Corrective Action:

Violation: M07 - Mechanical

Description: Provide approved material and installation of dryer duct. 49.10.1007

Comments: -Provide termination flashing with a damper.

Corrective Action:

Violation: P01 - Plumbing

Description: Provide replacement of deteriorated plumbing fixtures with approved type. 49.05.521

Comments: -Provide a toilet seat for the water closet.

-Pedestal sink in the bathroom is to be installed in an approved manner. Attach and seal to the wall and floor properly and provide approved shut off valves.

-Seal the tub enclosure walls to the tub.

-Clean the tub and shower doors and seal tub at the floor and door assemblies.

Corrective Action:

Violation: P05 - Plumbing

Description: Provide approved method for installation, and/or maintenance of DWV system (drain, waste, and venting). 49.05.521

Comments: -Provide property capping of the building sewer clean out riser.

Corrective Action:

Violation: P09 - Plumbing

Description: All gas appliances shall be approved type and installed in an approved manner. 49.10.1007

Comments: -Provide access to the water heater as inspection was not complete.

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