

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0006702**  
**Insp Area: 2**

**Site Address: 4823 SOUTH LAND PARK DR SAC**  
Parcel No: 016-0151-012

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

CONTRACTOR

OWNER

ARCHITECT

STEWART ROY G/DORIS L  
4823 SOUTH LAND PARK D  
SACRAMENTO CA 95822

**Nature of Work: 490 SF 2ND FLR ADDITION / 70 SF GARAGE CONVERSION**

**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 9-5-00 Owner Signature Rafael Aule

**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 9-5-00 Applicant/Agent Signature Rafael Aule

**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 9-5-00 Applicant Signature Rafael Aule

**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.**

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) 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 TBD 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

Signed Rafael Amile

Job Address 4823 S. LAND PARK DR 9-5-00

Permit No: 0006702

**Certification of Compliance**  
School District Development

**Part I—To be completed by the APPLICANT**

Owner's Name/Address RAFAEL AVILA  
Project Address 4823 S LAND TR  
Parcel Number 016-0151-03 Lot No. \_\_\_\_\_  
Subdivision Name S LAND TR No. of Units \_\_\_\_\_  
Applicant's Signature [Signature] Title OWNER  
Phone No. 440-2204 Date 8-1-00

**Notice to Applicant:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II—To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 130912  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 4000  
Signature/Title [Signature] Date 8/1/00

**Part III—To be completed by the SCHOOL DISTRICT**

School District [Signature] Certificate No. 130912  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Total fees collected..... = \$ [Signature]

*This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.*

*As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.*

Signature [Signature] Date 9/1/00

Date of Request: 6/29/00  
By: \_\_\_\_\_

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

Project Address: 4823 S Land Park Dr

Assessor's Parcel Number: 016 0151 012

Previous Use: \_\_\_\_\_

Description of Request/Proposed Use: second story addition  
420 sq ft 490 + 70 sq ft conversion

Is This a Change of Use? \_\_\_\_\_

Prior Applications for Project Site(P#, Z#, DRPB#): \_\_\_\_\_  
Zoning Designation: R1

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: [Signature] 6-29-00

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

MICROFILM AFTER FINAL

# LIND & ASSOCIATES

Post Office Box 1633  
Folsom, CA 95763

consulting engineers

Phone 916-985-0577  
Pager 916-981-9800

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engineering & contractor services - inspection- environmental assessment

October 8, 2000

Sacramento City Building Dept.  
Building Inspection Division  
Sacramento, CA

RE: 4823 South Land Park Drive, SFR Home Remodel  
Addition Floor Plumbing Cutouts Calculation

Gentlemen:

There is a single and a double floor joist that have been cutout for plumbing lines. The cutouts are near the end of the joist. I have inspected the subject cutouts and find that they do not adversely affect the structural strength of the floor joist. See attached calculations for the joist bending and shear. Shear is the more critical since the holes are near the joist end.

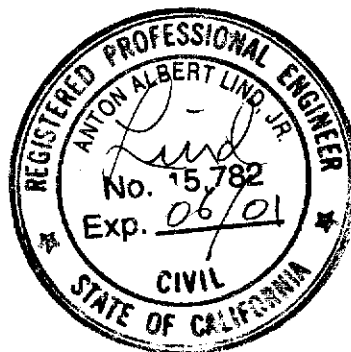
The carrying capacity of the joists are sufficient, and the contractor has added steel straps to the bottom of the joists below the hole. I approve of the strapped joists and installation, and the contractor may now cover the joists with sheetrock.

Please contact me should you have any questions on the joists or home remodel.

Very truly yours,

  
A. A. Lind, EOR

Cc: R. Avila, Owner  
Ted Walker, Architect



**CORRECTION NOTICE**

WHEN CORRECTIONS HAVE BEEN MADE, CALL 264-5191 FOR REINSPECTION OF WORK.

SECTION REQUESTED

MECHANICAL  ELECTRICAL  
 PLUMBING   
 BUILDING  UNDERSIGNEE  
 SPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

LOCATION: 1893 1/2 East Park

Structure approved under  
 2-167012  
 approved for 11/14/09  
 project for 11/14/09  
 etc.

OK Temporary Only  
 Feb 2000

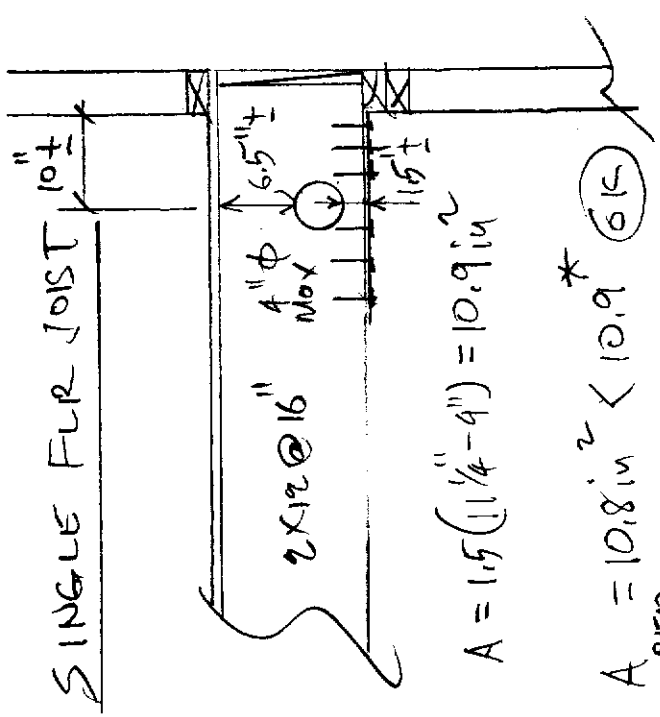
DATE: 10/2/00

INSPECTOR: [Signature]

BUILDING INSPECTIONS 264-5716

JOB COPY

DO NOT REMOVE THIS TAG



$A = 1.5 (1\frac{1}{4} - 4) = 10.9 \text{ in}^2$

$A_{REQ} = 10.8 \text{ in}^2 < 10.9 \text{ in}^2$  \* (OK)

+ STRAP ON BOTTOM

\* Ref Calc. Attached

DBL. FUR. JOIST

$A = 2 \times 10.9 = 21.8 \text{ in}^2$  (OK)

Floor Joist 94 UBC (91 NDS) 1 StruCalc 4.06

By: LIND, Lind & Associates on: 08-05-2000

Project: - Location: 2ND FUR FUR LOAD ONLY

Summary:

1.50 IN x 11.25 IN x 18.5 FT @ 16.00 O.C. / #1 & Btr - DOUGLAS FIR-LARCH - Dry Use  
 Section Adequate By: 11.1% Controlling Factor: Section Modulus / Depth Required 10.67 In

Deflections:

Interior Span Live Load: LLD= 0.32 IN = L/689  
 Interior Span Total Load: TLD= 0.44 IN = L/501  
 Bearing Length Reqd.: BL1= 0.72 IN  
 Bearing Length Reqd.: BL2= 0.72 IN

Equivalent Wall Loadings:

Left End: WTL1= 509 PLF  
 Right End: WTL2= 509 PLF ✓

Joist Reactions:

Left End Total Load Reactions: R1max= 678 LB  
 R1min= 0 LB  
 Right End Total Load Reactions: R2max= 678 LB  
 R2min= 0 LB

Joist Data:

Span: L= 18.5 FT ✓  
 Maximum Unbraced Length: Lu= 0.0 FT  
 Live Load Deflect. Criteria: L/ 480  
 Total Load Deflect. Criteria: L/ 360

Joist Loading:

Uniform Live Load: LL= 40 PSF  
 Floor Duration Factor: Cd= 1.00  
 Code Required Concentrated Live Load: LLconc= 0 LB  
 Uniform Dead Load: DL= 15 PSF  
 Joist Live Load: wL= 53 PLF  
 Joist Dead Load: wD= 20 PLF

Properties For: #1 & Btr- DOUGLAS FIR-LARCH

Bending Stress: Fb= 1150 PSI  
 Shear Stress: Fv= 95 PSI  
 Modulus of Elasticity: E= 1800000 PSI  
 Stress Perpendicular to Grain: Fc\_perp= 625 PSI

Adjusted Properties

Fb' (Tension): Fb'= 1323 PSI  
 Adjustment Factors: Cd=1.00 Cf=1.00 Cr=1.15  
 Fv': Fv'= 95 PSI  
 Adjustment Factors: Cd=1.00

Design Requirements:

Maximum Shear: V= 678 LB  
 Note: Critical V created by combining all dead loads and w live loads.  
 Maximum Moment: M= 3137 FT-LB ✓  
 Note: Critical M created by combining all dead loads and w live loads.

Decking Information:

Plywood Thickness: T= 0.75 IN  
 Plywood is glued

Moment Of Inertia Calculations For Glued Floor:

Joist Area: Ajoist= 16.9 IN2  
 Plywood Area: Aply= 2.0 IN2  
 Section Centroid: C= 6.26 IN ABOVE BASI  
 Moment Of Inertia: Icomb= 242.4 IN4

Comparisons With Required Sections:

Section Modulus: Sreq= 28.5 IN3  
 S= 31.6 IN3  
 Area: Area= 10.8 IN2  
 A= 16.8 IN2  
 Moment of Inertia: Ireq= 174.2 IN4  
 Icomb= 242.3 IN4 } OK

CITY OF SACRAMENTO \* BUILDING INSPECTION DIVISION  
 SPECIAL PACKAGE D FOR RESIDENTIAL ADDITIONS IN CLIMATE ZONE 12  
 100 to 999 SQUARE FEET

NOTE: ADDITIONS OF 100 SQUARE FEET OR LESS WITH 50% OR LESS GLAZING NEED MEET ONLY APPLICABLE FEATURES OF MANDATORY MEASURES CHECKLIST ON BACK OF THIS FORM.

CERTIFICATE OF COMPLIANCE OF IR ADDITION

Project Title 4823 S LAND PARK DR Date 9/1/00  
 Project Address 4823 S LAND PARK DR  
 Total Floor Area Addition 420 Addition and existing total 2801  
 Total Glazing Area Addition 65 SF. Glazing removed existing 10 SF.

$65 \div 420 = 15\%$

REQUIREMENTS THAT APPLY TO NEW AREA: BUILDING SHELL INSULATION:

COMPONENT	TYPE (BATT OR BLOWN)	100 SQ FEET	101-999 SQ FEET
		R VALUE MIN	R VALUE MIN
Ceiling	<u>R-30</u>	R - 19	R - 38
Wall	<u>R-13</u>	R - 13	R - 13
Raised Floor	<u>R-19</u>	R - 13	R - 19
Shading			
East/West facing Glazing	<u>.040 maximum</u>	Enter Shading Device: <u>2' OVERHANG</u>	
Fenestration (Glazing)	<u>DOUBLE REQUIRED</u>		<u>U = .65 MAX</u>

Maximum Glazing Area of New Addition 16% (Example: New Glazing (-) of Existing Glazing + Total Area of Additional Square Footage.

NEW HEATING, COOLING OR DOMESTIC WATER HEATING:

System installed in conjunction with addition must comply with the appliance standards applicable to new residences. Complete the following standards if new equipment is being installed in conjunction with the room addition; cannot add electric resistant heat:

HVAC SYSTEMS	Minimum Efficiency (SE, SEER, HSPF)	Duct Insulation	Output (Btuh)	Manufacturer/Model # (or approved equal)
<u>AC.</u>	<u>10.0</u>	R-4.2	<u>4.2</u>	<u>2500 CARRIER</u>
		R-4.2		

HOT WATER SYSTEMS

System Type (Storage gas, etc)	Type Capacity	Manufacturer/Model # (Or approved equal)	Special Features
<u>NA.</u>			

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features / Remarks section.

Designer or Owner (per Business and Professions Code)

Name: TED WALKER  
 Title/Firm: ARCHITECT  
 Address: P.O. Box 189681  
SAC. CA 95818  
 Telephone: 448-2204  
 Lic. #: C8837

Documentation Author

Name: DESIGNER  
 Title/Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Ted Walker 9-5-00  
 (signature) (date)

Ted Walker 9-5-00  
 (signature) (date)

Enforcement Agency

Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Agency: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

(signature / stamp) (date)



# MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 1 of 2) MF-1R

Note: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (\*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable:

DESCRIPTION	DESIGNER	ENFORCEMENT
<b>Building Envelope Measures:</b>		
* §150(a): Minimum R-19 ceiling insulation.	✓	
§150(b): Loose fill insulation manufacturer's labeled R-Value.	✓	
* §150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-value in metal frame walls (does not apply to exterior mass walls).	✓	
* §150(d): Minimum R-13 raised floor insulation in framed floors.	R-A	
§150(l): Slab edge insulation - water absorption rate no greater than 0.3%, water vapor transmission rate no greater than 2.0 perm/inch.	NA	
§118: Insulation specified or installed meets insulation quality standards. Indicate type and form.	✓	
§116-17: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls		
1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.		
2. Fenestration products (except field-fabricated) have label with certified U-value, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification.		
3. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed.	✓	
§150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.	NA	
§150(f): Special infiltration barrier installed to comply with § 151 meets Commission quality standards.	NA	
§150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.		
1. Masonry and factory-built fireplaces have:		
a. Closeable metal or glass door		
b. Outside air intake with damper and control		
c. Flue damper and control		
2. No continuous burning gas pilot lights allowed.	NA	
<b>Space Conditioning, Water Heating and Plumbing System Measures:</b>		
§110-§113: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.	✓	
§150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.	✓	
§150(i): Setback thermostat on all applicable heating and/or cooling systems.	✓	
§150(j): Pipe and tank insulation		
1. Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.		
2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater)		
3. Back-up tanks for solar system, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 combined internal/external insulation.	✓	
4. All buried or exposed piping insulated in recirculating sections of hot water systems.		
5. Cooling system piping below 55° F insulated.		
6. Piping insulated between heating source and indirect hot water tank.		
<b>Space Conditioning, Water Heating and Plumbing System Measures: (continued)</b>		
* §150(m): Ducts and Fans		
1. All ducts and plenums constructed, installed, insulated, fastened, and sealed to comply with the ICBO 1997 UMC sections 601 and 603; ducts insulated to a minimum installed R-4.2 or ducts enclosed entirely within conditioned space. Openings shall be sealed with mastic, tape, aerosol sealant or other duct closure system that meets the applicable requirements of UL181, UL181A, or UL181B and other applicable specified tests for longevity given in §150(m).		
2. Exhaust fan systems have back draft or automatic dampers.		
3. Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.	✓	
<b>Lighting Measures:</b>		
§150(k)1.: Luminaires for general lighting in kitchens shall have lamps with an efficacy of 40 lumens/watt or greater for general lighting in kitchens. This general lighting shall be controlled by a switch on a readily accessible lighting control panel at an entrance to the kitchen.	NA	
§150(k)2.: Rooms with a shower or bathtub must either have at least one luminaire with lamps with an efficacy of 40 lumens/watt or greater switched at the entrance to the room or one of the alternatives to this requirement allowed in §150(k)2.; and recessed ceiling fixtures are IC (insulation cover) approved.	✓	