

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0614319
Insp Area: 1
Thos Bros: 297B4

Site Address: 415 P ST SAC
Parcel No: 006-0194-035

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

CONTRACTOR
OWNER BUILDER

OWNER
CATHEDRAL PIONEER CHURCH
415 P ST
SACRAMENTO, CA 95814

ARCHITECT

Nature of Work: REPLACE WASHED OUT SOIL UNDERSLAB W/ 1 1/2 TO 2 SACK SAND, SLOTTED & REPOUR SLAB

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 the 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 C000005935 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 9/14/06 Owner Signature *[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 above-mentioned property for inspection purposes.

Date 9/14/06 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 _____ 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 9/14/06 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.

CITY OF SACRAMENTO
PAID
SEP 14 2006
NEW CITY HALL



CITY OF SACRAMENTO

New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-7622

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - [X] all the work authorized by this permit.
B - [] a portion of the work.
C - [] none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- [] all of the authorized work. [] a portion of the authorized work.

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

3. [] I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner Daniel Tocchi (Printed name) [Signature] (Signature)

Date 9/14/06 Case No. Permit No. 0614319

Job Address 415 P Street

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

0614319 415 P. Street



IDG STRUCTURAL ENGINEERING

9700 Business Park Drive, Suite 301
Sacramento, California 95827
916-363-7222 Fax 916-363-0387

CITY COPY

July 31, 2006

SEP 14 2006

Mr. Daniel C. Tocci
Retirement Housing Foundation
Development Project Manager
911 N. Studebaker Road
Long Beach, CA 90815

Attention: Mr. Tocci

APPROVED
City of Sacramento Plan Review
STRUCTURAL

Byron Nakash 9/14/06
Signature Date

Report
Pioneer House
415 P Street
Sacramento, California

Dear Mr. Tocci:

Enclosed please find the results of our review and the recommendations for repair of the soil cavity related to the broken sewer pipe.

Please do not hesitate to call the undersigned should you have any questions or require any further information.

Sincerely,
INTEGRATED DESIGN GROUP



Gerardo V. Calvillo, Jr.
Gerardo V. Calvillo, Jr., C.E., S.E.
Principal Structural Engineer

Enclosure



This set of 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.

**Report
Pioneer House
415 P Street
Sacramento, California**

TABLE OF CONTENTS

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Report

Pioneer House
415 P Street
Sacramento, California

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

Integrated Design Group is pleased to submit this report summarizing our findings on the foundation conditions associated with the cavity the resulted due to the broken sewer pipe condition. The main directive of this report is to offer recommendations that would allow the pipe repair and installation of replacement soil and slab by the selected Pioneer House contractor to comply with General Safety OSHA, Uniform Building Code and The City of Sacramento Authority requirements.

The scope of services completed to accomplish the above included the following:

- Review Existing Documents
- Evaluate Structural Assemblies as required.
- Prepare Short Summary Report Describing Retrofit Requirements, if any.

1.2 WARRANTY

Integrated Design Group has performed the tasks outlined as a basis for providing an evaluation of the subject assemblies. This evaluation represents our professional opinion based on the information provided for the subject assemblies and additional information presented to our firm by Daniel C. Tocci of the Retirement Housing Foundation.

Our professional services are performed using that degree of care and skill ordinarily exercised under similar circumstances by structural engineers practicing in this or similar localities. No other warranty, express or implied, is made as to the professional opinions included in this report.

2.0 GENERAL COMMENTS

On July 26th, Gerardo Calvillo visited the site to view the subject condition. Daniel Tocci reported that a nearby restroom resulted in the opening of the hole to access the sanitary sewer pipe for repair. Upon cutting the hole, a large void under the floor was

discovered. The basement floor slab has been saw-cut to repair the subject pipe and the cavity is approximately 3 feet deep and extends between the foundations supporting the elevator shaft wall and the adjacent column grids (approximately 1,200 to 1,600 sq. ft. region). During the site visit, an incomplete set of structural documents, prepared by Scholer & Fuller Architects of Tucson, Arizona, were made available for review. A foundation plan was not available for review; however the typical floor framing and section details at the foundation provided enough limited information for a general review. The structural drawings indicate that the subject foundations are supported by concrete piles. A visual review of existing conditions appears to indicate that the subject foundations have continued to perform as originally intended. Visual significant cracking at the base of adjacent walls was not apparent at the time of the site visit.

Geotechnical recommendations have been provided by ENGEO Incorporated, refer to letter dated April 14, 2006. ENGEO has recommended that the void be backfilled with a 1 ½ to 2 sack sand cement slurry to limit settlement of the slab at the soil cavity.

3.0 RECOMMENDATIONS

IDG structural engineering has reviewed the subject structural framing and the geotechnical recommendation provided by ENGEO Incorporated. IDG concurs with the recommendation stated in the ENGEO report. The subject soil damage does not appear to have damaged the integrity of the existing pile cap and pile foundations. Due to the uncertainty associated with the extent of the under-basement cavity, the owner should be prepared to understand the possibility that a large amount of sand-cement slurry may be required to fill the existing cavity. The owner shall employ the services of ENGEO Incorporated or equivalent independent laboratory to monitor the procedures described in the ENGEO report be adhered to by the selected contractor to ensure that the sand-cement slurry has been installed to reach the extent of the cavity.

We strive to perform our professional services in accordance with generally accepted geotechnical engineering principals and practices currently employed in the area; no warranty is expressed or implied. No subsurface exploration was performed in support of these recommendations. Our findings are based, in part, on information reported to us regarding the history of the subject problem relayed to us by representatives of the property owner. If conditions change or if any other problems are noted, then retain IDG structural engineering to review the conditions and modify our recommendations, if necessary.

Project No.
7293.5.001.01

September 11, 2006

Mr. Daniel C. Tocci
Retirement Housing Foundation
911 N. Studebaker Road
Long Beach, CA 90815Subject: Pioneer House
Sacramento, California**OBSERVATION REPORT AND FLOOR LEVEL SURVEY RESULTS**References: ENGEO Incorporated; Geotechnical Recommendation for Pioneer House in
Sacramento, California; Project Number 7293.5.001.01; dated April 14, 2006.

Dear Mr. Tocci:

At your request, we prepared this letter to summarize our observations during the placement of slurry and to provide the results of the floor level survey for the subject site at Sacramento, California. As you know, we visited the site and met with you on March 28, 2006 and prepared the above referenced letter.

After the issuance of the above-referenced letter, we understand that another cavity was discovered underneath the elevator pit and the elevator control room. Further, a drain pipe was discovered underneath the elevator pit. The drain pipe was reportedly open at the time of discovery.

We visited the site to observe slurry placement and to perform a floor level survey on August 28, and September 7, 2006, respectively. We first present a brief summary of our observations during the slurry placement followed by the results of the floor level survey.

Observation during Slurry Placement

On August 28, 2006, we visited the site, met with you and Rex Cochran of REXCO Enterprise, and observed the backfill of the voids with slurry. During our site visit, we observed a hole saw cut into the floor slab at the basement of the subject building. Further, we observed three core holes in the basement floor slab. The first core hole was located in the northwest corner of the elevator control room. The second core hole was located in the hallway just outside of the elevator control room. The third core hole was located just south of the restroom entrance from the hallway. The locations of the three core holes are shown on the attached Figure 1. We observed that the repaired sanitary sewer line was backfilled with sand up to the top of the pipe. The sewer pipe was also held up by a

support system that was tied into the floor slab. The drainage inlet underneath the elevator pit reportedly was capped by Rexco prior to our arrival.

The voids beneath the floor slab were backfilled with a 2½-sack sand-cement slurry. We observed that Rexco used a vibratory rod on the slurry to remove air voids that formed during placement. All the known cavities beneath the floor slab and the elevator pit appeared to be completely filled with slurry. The repair of the concrete floor slab was not constructed during our site visit, but was to be constructed at a later date. According to the contractor, approximately 567 cubic feet (21 cubic yards) of slurry was placed.

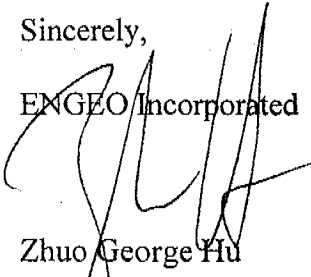
Floor Level Survey

On September 7, 2006, we returned to the basement of the subject site to perform floor level survey. The repairs to the concrete floor slab had been performed prior to our arrival. The results of the floor level survey are presented on the attached Figure 1. The results show the relative floor level elevations in the vicinity of the repair area and the grout pump core holes. These results can be used as a baseline to evaluate any concerns as to future settlement in this area of the floor slab associated with the void repair.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you.

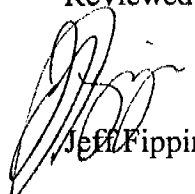
Sincerely,

ENGEO Incorporated


Zhuo George Hu

Reviewed by:MMG

Reviewed by:


Jeff Fippin, GE



Attachment: Figure 1, Pioneer House Basement Layout

Project No.
7293.5.001.01

April 14, 2006

Daniel C. Tocci
Retirement Housing Foundation
Development Project Manager
911 N. Studebaker Road
Long Beach, CA 90815

Subject: Pioneer House
415 P Street
Sacramento, California

GEOTECHNICAL RECOMMENDATION

Dear Mr. Tocci:

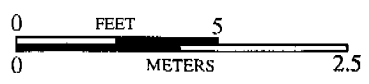
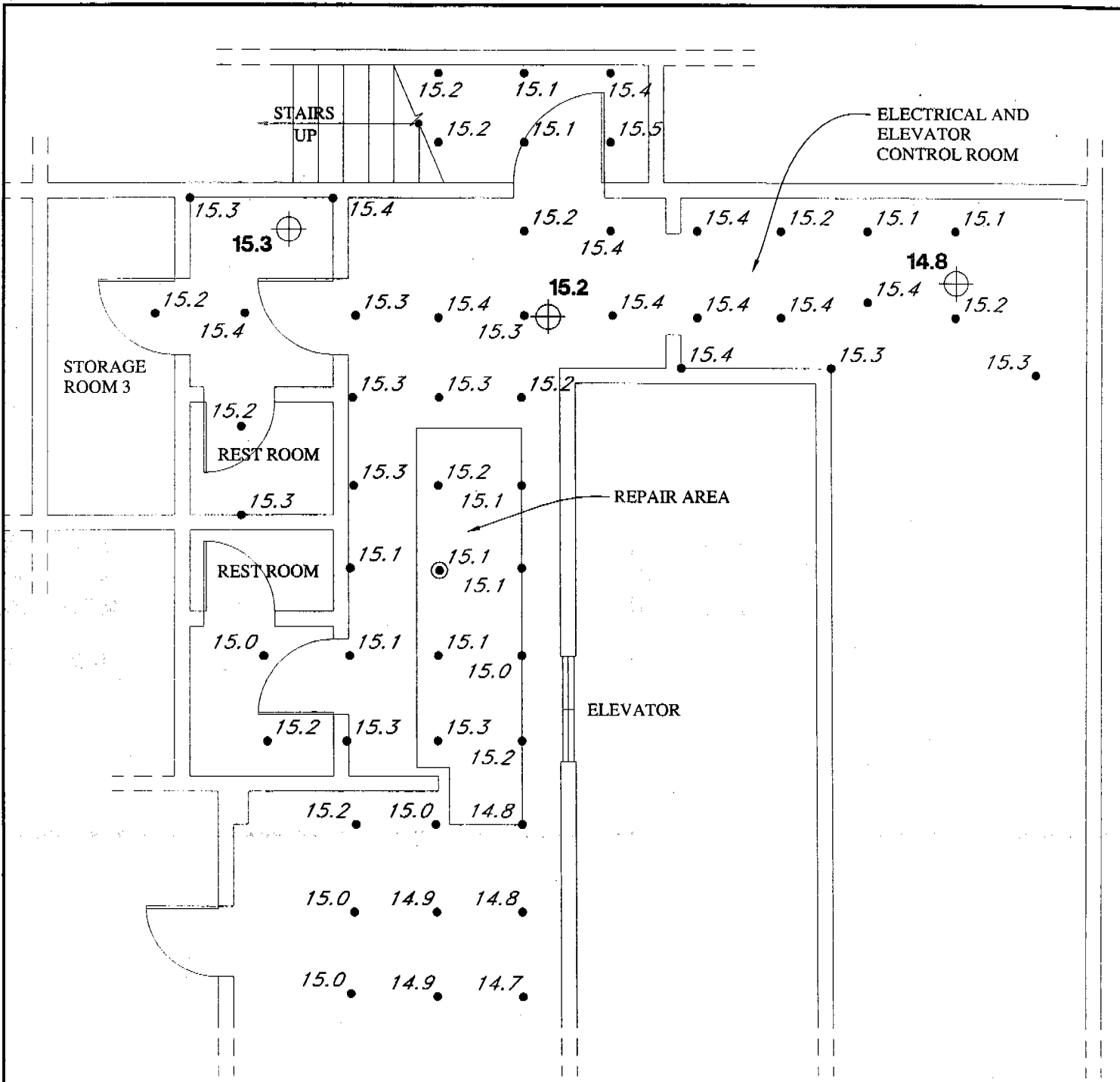
At your request, we prepared this letter providing our recommendations for the subject site in Sacramento, California per our agreement signed on April 12, 2006. The purpose of this letter is to state our recommendation provided to you during our site visit.

The subject building is a six-story, concrete building with a single basement level located at 4th and P Street in downtown Sacramento. We understand that problems with a nearby restroom resulted in the opening of the hole to access the sanitary sewer for repair. Upon cutting the hole, a large void under the floor was discovered. Since the discovery, you requested us to visit the site. As you know, we visited the site and met with you on the subject site on March 28, 2006.

During our site visit, we observed a hole saw cut into the floor slab of the basement of the subject building. From the hole in the basement floor slab, we observed a cavity approximately 2 to 3 feet below the bottom of the slab. Reportedly, the void is approximately 30 feet by 40 feet in plan. We understand the sewer pipe was broken within the area of the void and has since been repaired. It is unknown how long the sewer pipe was broken.

We understand that the elevation of the basement is below the level of the nearby Sacramento River. We observed that the exposed surface soil beneath the floor slab consists of fine to medium grained sand. No geotechnical report or construction plans for the building were provided to us, but based on the above, it is likely that material around the sanitary sewer was washed into the broken sanitary sewer creating the void beneath the basement floor slab.

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EXPLANATION

- 15.3 APPROXIMATE GROUT PUMP LOCATIONS
- 15.5 APPROXIMATE SURVEY POINT LOCATIONS WITH RELATIVE ELEVATIONS
- 15.1 APPROXIMATE SURVEY BENCHMARK LOCATION



PIONEER HOUSE BASEMENT LAYOUT
 PIONEER HOUSE
 SACRAMENTO, CALIFORNIA

PROJECT NO.: 7293.5.001.01	1
DATE: SEPTEMBER 2006	
DRAWN BY: RJS CHECKED BY: JF	

FIGURE NO.
1

G:\Drafting\DRAWING2\...Dwg\7293\001\7293500101-PioneerHouse-Basg.dwg 9-11-06 02:40:06 PM

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
PERMIT SERVICES SECTION
 1231 I Street, Suite 200
 Sacramento, CA 95814 (916) 264-7619 FAX (916) 264-7046

ACTIVITY # 0014319	Isnp. Area 1
------------------------------	------------------------

Applicant MUST complete ALL Unshaded areas

ADDRESS 415 P Street **Suite** N/A
PARCEL # _____

CONTACT		LICENSED CONTRACTOR	
Name <u>Dan Toca</u>	George Hu	Name <u>Rexco</u>	Lic No. # _____
Street Address <u>911 North Studebaker Rd</u>		Address _____	
City/State/Zip <u>Long Beach, CA 90815</u>		City/State/Zip _____	
Phone <u>562 465 5726</u> FAX <u>562 493 7042</u>		Phone _____ FAX _____	
E-mail: <u>dan.tocci@rhf.org</u>		E-mail: _____	
ARCHITECT/ENGINEER		OWNER	
Name <u>George Hu Engle</u>		Name <u>Retirement Housing Foundation</u>	
Address <u>2213 Plaza Drive</u>		Address <u>911 N. Studebaker Rd</u>	
City/State/Zip <u>Rocklin, CA 95765</u>		City/State/Zip <u>Long Beach, CA 90815</u>	
Phone <u>916 786 8883</u> FAX <u>888 279 2698</u>		Phone <u>562 257 5100</u> FAX <u>562 493 9042</u>	
E-mail: _____		E-mail: _____	

→ Will permittee have any employees on the jobsite? No Yes → **INSURANCE CO:** _____
 → **WORKER'S COMPENSATION POLICY #** _____ **EXPIRATION DATE:** _____

NATURE OF WORK IN DETAIL: Replace washed out soil under slab with, slurry and repair slab.
1/2 to 2 sack sand

OCCUPANT/TENANT: _____ **VALUATION: \$** 8,000.00

FLOOD STATUS					S.C.A.T.				
JOB DESCRIPTION					S.C.A.T.				
BLDG <input type="checkbox"/> SHELL <input type="checkbox"/> APT <input type="checkbox"/> TI <input type="checkbox"/> REM <input type="checkbox"/> SW <input type="checkbox"/> FIRE <input type="checkbox"/> ADD <input type="checkbox"/> OTHER <input type="checkbox"/>					BLDG <input type="checkbox"/> MECH <input type="checkbox"/> PLUMB <input type="checkbox"/> ELEC <input type="checkbox"/> SITE <input type="checkbox"/> FIRE <input type="checkbox"/>				
# Stories	1 st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N	Fed Code	Vio. File	
						SPR	ALARM		
<u>2</u>			<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>D</u>	<u>PW</u> <u>UTIL</u>

COMMENTS:

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Yes No