

CITY OF SACRAMENTO

Permit No: 9803813

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1414 K ST SAC

Sub-Type: NOTHR

Parcel No: 0060116002
N

BASEMENT, 1ST, & 2ND FLOORS ONLY

Housing (Y/N):

CONTRACTOR

WESTCON CONST CORP
3421 PICTURE WAY
SACRAMENTO CA 95827

OWNER

SAC CITY EMPLOY.S RETIRE. SYS
555 CAPITOL ML
SACRAMENTO CA 95816

ARCHITECT

CHMD
2150 CAPITOL AV #200
SACRAMENTO CA 95816

Nature of Work: SEISMIC RETROFIT ONLY (REMODEL ON SEP.PERMIT)

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 A1, B, C8 License Number 703357 Date 3/01 Contractor Signature [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 _____ 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 above mentioned property for inspection purposes.

Date Dec 18, 1998 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 Western Ins. Co Policy Number WC1-0538876 Exp Date 1/1/99

(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 Dec 18, 1998 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.



WALLACE • KUHL
& ASSOCIATES INC.

July 7, 1999

REVISED

RECEIVED

RECEIVED

JUL 09 1999

JUL 08 1999

Mr. R. Scott Rasmussen
Colliers International
1610 Arden Way, Suite 242
Sacramento, CA 95815

Building Inspection Division Westcon Construction

Special Inspection Final Report
1414 K STREET SEISMIC UPGRADE
Permit No. 98-03813C
WKA No. 3562.02

In accordance with the City of Sacramento special inspection requirements, our firm has performed the *Special Inspection and Testing* for the subject project. **We understand, based on a July 7, 1999 telephone conversation with Eric Campbell of Westcon, that the City building department did not perform their regular inspections at the subject project. Our firm provided our normal inspection and testing services for this project in accordance with Uniform Building Code requirements, the project plans and specifications, and appropriate test methods.**

Our observation and test results indicate that the following items were constructed in accordance with Sections 106 and 1701 of the UBC and the project's plans and specifications:

- Epoxy
Dowels: Observed installation of epoxied reinforcing steel dowels for shotcrete reinforcement of existing beams and columns. Verified work was performed per manufacturer's instructions.
- Shotcrete: Observed placement of air blown concrete for seismic reinforcement of existing beams. Checked removal of loose aggregate rebound. Verified concrete consolidation and repair of voids. Performed compressive strength testing.
- Reinforcing
Steel: Observed installation and torqueing of mechanical couplers for No. 9 rebar splices in beams.
- Structural
Steel: Performed shop welding inspection and ultrasonic testing of full penetration groove welds for brace frame knife plates to base

1414 K STREET SEISMIC UPGRADE

WKA No. 3562.02

July 7, 1999

Page 2

plates. Inspected beams, tube steel braces and columns. Monitored contractor compliance with Welding Procedure Specifications (WPS). Identified material with manufacturer's mill certificates. Checked welder certification records.

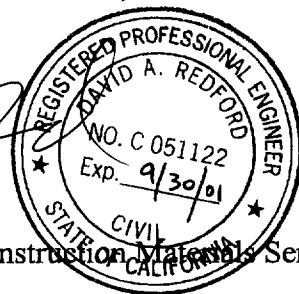
Structural

Steel: Performed field welding inspection of fillet welds and ultrasonic testing of full penetration groove welds. Verified correct installation and tension of high strength A325 bolts for structural steel framing connections. Checked welder certification records. Verified correct installation and tension of slip-critical high strength bolts at Taylor seismic dampers.

Last date on jobsite: March 22, 1999

Please contact our office if you have any questions regarding this information.

Wallace - Kuhl & Associates, Inc.



David A. Redford
Senior Engineer Construction Materials Services

DAR:mlo

Copies to: City of Sacramento
Marr-Shaffer-Miyamoto
Westcon





CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
 1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

SPECIAL INSPECTION AND TESTING AGREEMENT

When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner (other than owner-builder/developer), the engineer or architect of record, or an agent of the owner, BUT NOT the contractor, or any other person responsible for the work (such as an owner-builder/developer).

The special inspection firm(s) named in Part I have been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the Uniform Building Code (UBC) requirements, and to report all activities to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to the normal inspections performed by the Building Inspector.

The undersigned hereby affirm, under penalty of law, that the special inspection program is in accordance with the requirements of the UBC and the City of Sacramento.

The undersigned has used all reasonable diligence in completing this form and to the best of his/her knowledge the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

	SIGNATURES	PHONE NUMBER
OWNER	<i>Scott Radwin</i> COLLIER	916 648-2000
ARCHITECT	<i>Allen [Signature]</i> CHMD ARCHITECTS	916 446-7741
ENGINEER	<i>[Signature]</i> MANA STAFF + MANNING	916 567 0793
CONTRACTOR	<i>[Signature]</i> FMC CONTRACTORS/WESTCON	916 369-1129
DEVELOPER	<i>[Signature]</i> WESTCON CONSTRUCTION	
SPECIAL INSPECTOR		

WARNING: Any person, who certifies under penalty of perjury in any case where certification is permitted by law and willfully states as true any material matter which he or she knows to be false, may be found guilty of perjury and subject to penalties which may include fines or imprisonment under the California Penal Code.

PART III • GEOTECHNICAL INSPECTION REQUIREMENTS

GEOTECHNICAL FIRM *Wallace Kuhl & Associates*

GEOTECHNICAL FIRM ADDRESS *3050 Industrial, W. Sacramento, CA* PHONE NUMBER *372-1434*

GEOTECHNICAL ENGINEER

REPORT NUMBER

REPORT DATE

RECEIPT NUMBER

REVISION DATES

TYPE OF WORK	REQUIRED
SITE PREPARATION/FILL COMPACTION	
FOUNDATION OBSERVATION	
DRILLED PIERS AND CAISSONS	

IF THE EARTHWORK INSPECTION IS NOT BEING DONE BY THE ABOVE GEOTECHNICAL ENGINEERING FIRM THEN A REVISED REPORT MUST BE SUBMITTED TO AND APPROVED BY THE CITY'S DEVELOPMENT SERVICES DIVISION.

ACCEPTED FOR THE BUILDING DEPARTMENT

PLAN CHECK ENGINEER (Please Print)

PLAN CHECK ENGINEER SIGNATURE

D Brod

DATE *12-18-98*

INSTRUCTIONS TO THE SPECIAL INSPECTOR

- 1 • PROVIDE DAILY FIELD REPORTS TO THE BUILDING INSPECTOR ON SITE AS CONSTRUCTION PROGRESSES.
- 2 • A COPY OF ALL SPECIAL INSPECTIONS LABORATORY REPORTS SHALL BE SENT TO THE PLAN CHECK ENGINEER IDENTIFIED ABOVE AND THE ARCHITECT OR ENGINEER OF RECORD.
- 3 • UPON COMPLETION OF SPECIAL INSPECTIONS AND TESTING WORK, PROVIDE THE CITY'S PLAN CHECK ENGINEER WITH A FINAL SPECIAL INSPECTIONS TEST REPORT, WET STAMPED AND SIGNED BY THE RESPONSIBLE PROFESSIONAL ENGINEER



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
 1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

Prior to issuance of a permit, the applicant shall complete Part I of this form. Part II and Part III shall be completed by the project Architect/Engineer and the Developer. Services Department as a part of the plan review process. Before permit issuance all parties must sign this agreement. Please note that failure to comply with special inspection requirements could be expensive in terms of retrofit design and construction as well as delays in the project.

PART I • SPECIAL INSPECTION AND TESTING AGREEMENT

PROJECT NAME Seismic Retrofit

PROJECT ADDRESS 1414 K Street, Sacramento, CA

PLAN REVIEW NUMBER 6051

PERMIT NUMBER 98-03813C

OWNER'S NAME SCERS c/o Colliers Ravel

OWNER'S ADDRESS 1610 Arden Way, Sacramento, CA

OWNER'S REPRESENTATIVE Scott Rasmussen

PHONE NUMBER 648-2000

TESTING/INSPECTION FIRM(S)

ITEMS
All

1 Wallace Kuhl & Associates

3050 Industrial Blvd., West Sacramento, CA

CONTACT PERSON: Jim Carlson

2 _____

CONTACT PERSON: _____

PART II • SPECIAL INSPECTION AND TESTING AGREEMENT • INSPECTION REQUIRED

In accordance with Chapter 17 Section 1701 of the UBC, as adopted by this jurisdiction, SPECIAL INSPECTION is required as noted below:

PRECONSTRUCTION MEETING () REQUIRED () WAIVED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE		
1701.5.2	BOLTS INSTALLED IN CONCRETE	X	
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME	X	
1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENDONS	X	
1701.5	STRUCTURE WELDING		
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING		
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)	X	X
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES	X	
1701.5.3	WELDING OF REINFORCING STEEL	X	
1701.5.6	HIGH STRENGTH BOLTING	X	
1701.5.7	STRUCTURAL MASONRY	X	
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		
1701.5.11	PILING, DRILLED PIERS AND CAISSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING	X	
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 307 REQUIRED: (X) YES () NO		

SCC 9.26.1004 FLOOD PROOFING INSPECTION & CERTIFICATION

OTHER: _____

SPECIAL INSTRUCTIONS: _____



NEIGHBORHOODS, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CITY OF SACRAMENTO CALIFORNIA

1231 I STREET, SUITE 200 SACRAMENTO, CA 95814 PH 916-264-7619 FAX 916-264-7046

DEVELOPMENT SERVICES DIVISION

PLAN REVIEW TRANSMITTAL FORM

PROJECT INFORMATION

Seismic Retrofit & minor rem.

Table with 4 columns: Field Name, Value, Field Name, Value. Includes Plan Check Number (6051 7803813), Project Name (Dept of Social Services), Project Address (7414 K ST), Project Valuation (\$531,000), Size (Sq. Ft.) (29,888), Number of Stories (7), Construction Type (V), and PLAN REVIEW FEES (\$1216.90).

DATE SENT : 6-11-98

REQUESTED COMPLETION DATE: 6-24-98

Please complete the following Plan Review:

- Fire and Life Safety (checked)
Structural (checked)
Plumbing/Mechanical
Electrical (checked)
Energy
Fire Protection (Sprinklers and Alarms)

The City Code Requirements include:

- 1995 California Building Codes
Seismic Zone 3
Wind Speed - 75 mph, Exposure B
Other:

Attached to this transmittal:

- Original Plan Review Package (checked)
Back Check Package
Second Back Check Package
Structural Calculations Included (checked)
Geotechnical Report
Energy Calculations
Specifications

Number of Drawings Sent

15

City "RECEIVED" Stamp Date

5-6-98

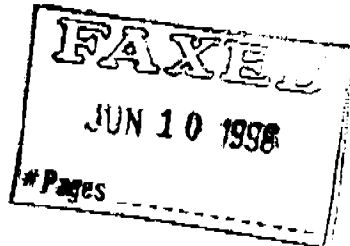
Table with Project Owner (Public Emp Retirement), Project Engineer (H. Kit Miyamoto), Project Architect (Alan Chan Horn), Project Contact/Applicant (Lo Anique Newsome), Contact Phone & Fax ((916) 446-7741 / (916) 446-0457). Includes contact info for Maurcen McAleer: Office: (916) 264-7723, Fax: (916) 264-8370.

calpo / hom / macaulay / dong
A R C H I T E C T S

2150 Capitol Avenue, Suite 200, Sacramento, California 95816

TO: Maureen

PROJECT: 1414 K Street



Copies: Date: Description:

Remarks: The building manager has gotten preliminary bids for the project. the low bid is \$ 531,000. If you have any questions, let me know

CC:

Fax / Transmittal

Phone: 916.446.7741
Fax No.: 916.446.0457

Date: 9 June 1998

Job No: 97170

By: Loangle

Via:

- US Mail
- Federal Express
- Brownies
- Hand Delivery
- Fax
- Attached
- Separate Cover

Identification:

- Tracings
- Prints
- Specifications
- Shop Drawings
- Electronic Disk
- Samples
- Correspondence

Purpose:

- Approval
- Review and Comment
- Action
- Distribution
- Per Request
- Your Use

If enclosures are not as noted, please inform us immediately.

- Acknowledge Receipt of Enclosures
- Return Enclosures to Us
- Hardcopy will Follow
- No. of Pages Faxed ()

EsGil Corporation

In Partnership with Government for Building Safety

DATE: **OCT. 14, 1998**

JURISDICTION: **SACRAMENTO**

PLAN CHECK NO.: **6051**

SET: **III**

PROJECT ADDRESS: **1414 K STREET**

PROJECT NAME: **DEPARTMENT OF SOCIAL SERVICES**

- APPLICANT
- JURIS.
- PLAN REVIEWER
- FILE

- The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's building codes.
- The plans transmitted herewith will substantially comply with the jurisdiction's building codes when minor deficiencies identified below are resolved and checked by building department staff.
- The plans transmitted herewith have significant deficiencies identified on the enclosed check list and should be corrected and resubmitted for a complete recheck.
- The check list transmitted herewith is for your information. The plans are being held at EsGil Corporation until corrected plans are submitted for recheck.
- The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person.
- The applicant's copy of the check list has been sent to:

EsGil Corporation staff **did not** advise the applicant that the plan check has been completed.

EsGil Corporation staff **did** advise the applicant that the plan check has been completed.

Person contacted: CHMD (L/M) Telephone #: 916-446-7741

Date contacted: 10/14/98 (by: k) Fax #: 916-446-0457

Mail Telephone Fax In Person

REMARKS: Note on sheet S3.1, detail A-3.1, the filler metal notch toughness is min. 20 ft.-lb. at -20°F for column splices full pen welds, per Section 8.3.a, AISC Seismic '97. Also the architect shall submit the name and information of Special Inspection team(s) to the city prior to the permit being issued, per UBC, Section 106.3.5. [Minor tenant improvement and seismic retrofit (using viscous dampers) are under this permit only.]

By: **Ali Sadre**

Enclosures:

EsGil Corporation

GA CM EJ PC 10/7

tmsmtl.dot

ORIGINAL

EsGil Corporation

In Partnership with Government for Building Safety

DATE: **SEPT 1, 1998**

JURISDICTION: **SACRAMENTO**

PLAN CHECK NO.: **6051**

SET: **II**

PROJECT ADDRESS: **1414 K STREET**

PROJECT NAME: **DEPARTMENT OF SOCIAL SERVICES**

- APPLICANT
- JURIS.
- PLAN REVIEWER
- FILE

- The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's building codes.
- The plans transmitted herewith will substantially comply with the jurisdiction's building codes when minor deficiencies identified below are resolved and checked by building department staff.
- The plans transmitted herewith have significant deficiencies identified on the enclosed check list and should be corrected and resubmitted for a complete recheck.
- The check list transmitted herewith is for your information. The plans are being held at EsGil Corporation until corrected plans are submitted for recheck. PLEASE SEE BELOW
- The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person.
- The applicant's copy of the check list has been sent to:
CHMD AIA 2150 CAPITOL AVENUE, # 200, SACRAMENTO, CA 95816
- EsGil Corporation staff **did not** advise the applicant that the plan check has been completed.
- EsGil Corporation staff **did** advise the applicant that the plan check has been completed.
Person contacted: CHMD *LM* Telephone #: 916-446-7741
Date contacted: *9/2* (by: *TS*) Fax #: 916-446-0457
Mail Telephone Fax In Person
- REMARKS: Please see attached for outstanding items from previous list. [Minor tenant improvement and seismic retrofit (using viscous dampers) are under this permit.]

By: **Ali Sadre**

Esgil Corporation

GA CM EJ PC

Enclosures:

8/28

trnsmtl.dot

• Architectural Items

• (Please do not resubmit these plans without the following information)

1. Please make all corrections on the original tracings and submit two revised/ signed sets of prints, to: The jurisdiction's building department.
2. On the first sheet of the plans indicate [*This information was not noted on plans per response list*]:
 - The floor(s) where the tenant improvement/ retrofit is located, i.e., basement thru 6th level.
 - The occupant load of the remodel area(s), i.e., 95/level.
 - The year this building was built and the UBC edition under which it was permitted, e.g., built in 1969 under the 1967 UBC.
3. Show the required rating of the walls, floors, frames, etc. as required in Tbl. 6-A. E.g., Note on cover sheet of plans: The required fire rating for the Structural Frames = Two Hours; Floors = Two Hours; Interior Non-bearing Partitions = Non-combustible (non-rated). [*This information was not noted on CS, per response list*].
4. Show details of the retrofitted areas with their required fire rating include ICBO, UL, or equivalent fire rating per Tables 7-A, B or C. [*This information was not shown on plans per response list.*]
6. On the section view of new interior partitions on sheet A5 show:
 - The ICBO approval number for the shot pins with their diameter, embedment and spacing on plans. [*This information was not shown on plans*].
7. Note on the plans: "All interior finishes must comply with Chapter 8 of the UBC". Specify "Class III flame spread rating (minimum) for B." [*Where is this on plans?*]
8. Note on plan that suspended ceilings shall comply with UBC Tables 25-A, 16-O and 16-B. See detail 8/A5. [*Please note exactly where this is noted on plans.*]
16. Please verify with the building department that the existing non complying elevator lobbies do not have to be upgraded as a part of this permit. [*No response was provided*].
17. Please note on plans all existing facilities, including site items such as walks, ramps, van accessible parking, etc. are handicapped complying subject to field verification. [*This was not noted on plans.*]
18. Detail 8 as referenced on A/A5 is incorrect. [*This was not corrected on plans.*]
19. Where is detail 9 as referenced on detail A/A5 ?

SACRAMENTO 6051
SEPT 1, 1998

• **Structural Items**

20. Specify on the structural specifications sheet the soil classification, the soils expansion index and the design bearing capacity of the foundation per soils report. Section 1804.3. [This information needs to be noted on plans, instead of the check list.]
 22. When special inspection is required, the architect or engineer of record shall provide the name and information for the individual or firms performing the Special Inspections to the Building Official/ EsGil for approval prior to the permit being issued. Sec. 106.3.5. [This was not done.]
 26. Please specify an ICBO approval number (on plans, instead of the response list) for Hit anchors per detail d-d/S3.1.
 28. Please dimension the overlap between the WF beam and angle on Sec. A/S3.1.
 29. Please justify the damper(s) not having to be fire proofed for two hour rating as required for structural frame (UBC, Table 6-A). E.g., unless dampers are fully enclosed within a two hour (shaft) assembly, which should be detailed on plans, they have to be fire proofed.
 41. Please specify steel frame column splices subject to net tensile stresses shall use filler metal with notch toughness of 20 ft.-lb. at -20°F . Also partial pen weld design strength (if used at contractor's option) shall be at least 200 percent of the required strength or at least equal to $0.5 R_y F_y A_r$, where $R_y F_y$ is the expected strength of the column material & $R_y = 1.1$ for ASTM A572, Grade 50. [This applies to detail A-3.1, on sheet S3.1] per 1997 AISC-Seismic, Section 8.3.
- Please note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet, note or detail number, calculation page, etc. If you have any questions regarding these plan review items, please contact **Ali Sadre** @ 619/560-1468 at Esgil Corporation. Thank you.

EsGil Corporation

In Partnership with Government for Building Safety

ORIGINAL

DATE: **JUNE 24, 1998**

JURISDICTION: **SACRAMENTO**

PLAN CHECK NO.: **6051**

SET: **I**

PROJECT ADDRESS: **1414 K STREET**

PROJECT NAME: **DEPARTTMENT OF SOCIAL SERVICES**

- APPLICANT
- JURIS.
- PLAN REVIEWER
- FILE

- The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's building codes.
- The plans transmitted herewith will substantially comply with the jurisdiction's building codes when minor deficiencies identified below are resolved and checked by building department staff.
- The plans transmitted herewith have significant deficiencies identified on the enclosed check list and should be corrected and resubmitted for a complete recheck.
- The check list transmitted herewith is for your information. The plans are being held at Esgil Corporation until corrected plans are submitted for recheck.
- The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person.
- The applicant's copy of the check list has been sent to:
CHMD AIA 2150 CAPITOL AVENUE, # 200, SACRAMENTO, CA 95816
- Esgil Corporation staff **did not** advise the applicant that the plan check has been completed.
- Esgil Corporation staff **did** advise the applicant that the plan check has been completed.
Person contacted: CHMD ^{LM} Telephone #: 916-446-7741
Date contacted: 6/24 (by: TS) Fax #: 916-446-0457
Mail Telephone Fax In Person
- REMARKS: Minor tenant improvement and seismic retrofit (using viscous dampers) are under this permit.

By: **Ali Sadre**

Esgil Corporation

GA CM EJ PC

Enclosures:

6/12

trmsml.dot

**SACRAMENTO 6051
JUNE 24, 1998**

**PLAN REVIEW CORRECTION LIST
TENANT IMPROVEMENTS**

PLAN CHECK NO.: 6051	JURISDICTION: SACRAMENTO
OCCUPANCY: B	USE: OFFICE
TYPE OF CONSTRUCTION: II-FR	ACTUAL AREA: 29,886
ALLOWABLE FLOOR AREA: 39,900	STORIES: 7
	HEIGHT: NO CHANGE
SPRINKLERS?: Y	OCCUPANT LOAD: NO CHAGNE
REMARKS:	
DATE PLANS RECEIVED BY JURISDICTION: 6/24	DATE PLANS RECEIVED BY ESGIL CORPORATION: 6/12
DATE INITIAL PLAN REVIEW COMPLETED: JUNE 24, 1998	PLAN REVIEWER: Ali Sadre

FOREWORD (PLEASE READ):

This plan review is limited to the technical requirements contained in the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code and state laws regulating energy conservation, noise attenuation and access for the disabled. This plan review is based on regulations enforced by the Building Department. You may have other corrections based on laws and ordinances enforced by the Planning Department, Engineering Department, Fire Department or other departments. Clearance from those departments may be required prior to the issuance of a building permit.

Code sections cited are based on the 1994 UBC.

The following items listed need clarification, modification or change. All items must be satisfied before the plans will be in conformance with the cited codes and regulations. Per Sec. 106.4.3, 1994 Uniform Building Code, the approval of the plans does not permit the violation of any state, county or city law.

To speed up the recheck process, please note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet number, specification section, etc. Be sure to enclose the marked up list when you submit the revised plans.

• **Architectural Items**

1. Please make all corrections on the original tracings and submit two new sets of prints, to: The jurisdiction's building department.
2. On the first sheet of the plans indicate:
 - Type of construction of the existing building (i.e., II-Fr., V as noted is incorrect),
 - Present and proposed occupancy classifications of the remodel area,
 - The floor where the tenant improvement & retrofit is located,
 - The occupant load of the remodel area(s),
 - The year this building was built and the UBC edition under which it was permitted.
3. Show the required rating of the walls, floors, beams, columns, etc. as required in Table 6-A.
4. Show details of the retrofitted areas with their required fire rating include ICBO, UL, or equivalent fire rating per Tables 7-A, B or C.
5. Please provide a wall legend on all floor plans for the new walls versus existing as well as the rated partitions versus non-rated ones.
6. Provide a section view of all new interior partitions on sheet A5. Show:
 - a) Specify metal studs manufacturer and ICBO approval number.
 - b) Show the ICBO approval number for the shot pins with their diameter, embedment and spacing on plans.
 - c) Show maximum allowed height of partitions in all cases.
7. Note on the plans: "All interior finishes must comply with Chapter 8 of the UBC". Specify "Class III flame spread rating (minimum) for B."
8. Note on plan that suspended ceilings shall comply with UBC Tables 25-A, 16-O and 16-B. See detail 8/A5.
9. Please show smoke & fire dampers at all ducted or unducted air openings at penetrations of the 1-hour corridor where they are being modified. UBC, Sections 713.10 & 11.
10. Note on the plans: "All exits are to be openable from inside without the use of a key or special knowledge." In lieu of the above, in a Group B occupancy, you may note "Provide a sign on or near the exit door, reading THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." This signage is only allowed at the main exit. Section 1004.3.
11. Please provide a typical architectural section of the 1-hr. corridor showing all the fire-resistive materials and details of construction for all floors, walls, ceiling and all penetrations. Section 1005.7.

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12. One-hour fire-rated corridors shall have interior door openings protected by tight-fitting smoke and draft control assemblies rated 20 minutes. Doors shall be maintained self-closing or be automatic closing by action of a smoke detector per Section 713.2. Doors shall be gasketed to provide a smoke and draft seal where the door meets the stop on sides and top. Section 1005.8.1. This applies to any new or relocated doors in rated corridors.
13. If a room with an exhaust fan has a door opening into a rated corridor, show how makeup air will be provided to the room. The door cannot be undercut, nor can a louver in the door be provided. Section 1005.8.1.
14. Provisions in Chapter 7 require special treatment of penetrations at fire-resistive assemblies. Provide typical details on the plans showing how the fire-resistive integrity will be maintained at the following conditions (Include the manufacturers' names and ICBO numbers (or equal) for any sealant):

THROUGH-PENETRATIONS (through the entire assembly):

Fire-resistive walls requiring protected openings shall have penetrations protected with through-penetration fire stops having an F-rating, T-rating or complying with UBC Standard 7-1, depending on their locations, sizes and combustibility.

Fire resistive floor/ceiling assemblies shall have penetrations protected with through-penetration fire stops having and F-rating, T-rating or complying with UBC Stnd. 7-1, depending on their sizes, combustibility and whether the penetrations are in walls above.

MEMBRANE-PENETRATIONS (through only one side of an assembly):

Fire-resistive walls (whether bearing or not and whether requiring fire protected openings or not) shall have penetrations protected with membrane-penetration fire stops having an F-rating or complying with UBC Standard 7-1, depending on their size and combustibility. Limited steel electrical outlet boxes (not exceeding 16 sq. in., nor more than 100 sq. in. for any 100 sq. ft. of wall) require no protection.

Fire-resistive ceilings shall have no penetrations, except for noncombustible sprinkler pipes and steel electrical outlet boxes as described above.

NOTE: The plans should indicate the various fire-stop ratings required for all penetrations.

15. Provide a note on the plans stating: "Penetrations of fire-resistive walls, floor-ceilings and roof-ceilings shall be protected as required in UBC Sections 709 and 710."
16. Please verify with the building department that the existing non complying elevator lobbies do not have to be upgraded as a part of this permit.
17. Please note on plans all existing facilities, including site items such as walks, ramps, van accessible parking, etc. are handicapped complying subject to field verification.
18. Detail 8 as referenced on A/A5 is incorrect. Also where is detail 9 as referenced on detail A/A5 ? See attached for HC list.

• **Structural Items**

19. Please note on the cover sheet of plans that the retrofit work complies with the FEMA 273 Guidelines (using LDP). Also the dampers testing and inspection complies with the applicable Provisions of the Consensus Document prepared by the Supplemental Damping Committee of the SEAOC Seismology Committee.
20. Specify on the structural specifications sheet the soil classification, the soils expansion index and the design bearing capacity of the foundation per soils report. Section 1804.3.
21. Please revise the special inspection form on S0.1 as follows:

• **REQUIRED SPECIAL INSPECTIONS**

In addition to the regular inspections, the following checked items will also require Special Inspection in accordance with Sec. 1701 of the Uniform Building Code.

ITEM	REMARKS
• STRUCTURAL CONCRETE OVER 2500 PSI	
• HIGH-STRENGTH BOLTS	
• EPOXY ANCHORS	
• SPRAYED-ON FIREPROOFING	
• DAMPER(S) INSTALLATION	

22. When special inspection is required, the architect or engineer of record shall prepare an inspection program which shall be submitted to the building official for approval prior to issuance of the building permit. Sec. 106.3.5. Please complete the attached form.
23. It is recommended that Structural Observation be performed by the project engineer. A statement in writing shall be given to the building official, stating that the site visits have been made and whether or not any observed deficiencies have been corrected to conform to the approved plans and specifications". Section 1702.
24. On the structural specifications sheet, please identify the stages of construction when structural observation will be performed.
25. On the cover sheet of the plans, specify any items that will have a deferred submittal (trusses, etc.). Additionally, provide the following note on the plans, per Sec. 106.3.4.2: "Submittal documents for deferred items shall be submitted to the architect or engineer of record, who shall review them and forward them to the building official with a notation indicating that the deferred documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred items shall NOT be installed until their design and submittal documents have been approved by the building official."

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26. Please specify an ICBO approval number for the Hit anchors per detail d-d/S3.1. Observe that many epoxy anchors are not approved under dynamic loading. Please make sure that the anchors used have been cyclically tested. See the specific ICBO report limitations under findings.
 27. Please show the depth of the collector beam on Section B/S3.1.
 28. Please dimension the overlap between the WF beam and angle on Sec. A/S3.1.
 29. If the damper(s) are being fire proofed for fire protection show how their function is not being hindered by such finishing. Alternatively, show other means of fire protection for the added assemblies. Please consult with the architect for the required fire rating of structural frames.
 30. Please specify the size of the washers on Section a-a/S3.2.
 31. Please note the spacing of column stiffeners on detail A-3.2, sheet S3.2 (for the bottom two stiffeners).
 32. Please show the spacing of WF beam-web stiffeners on detail E-3.2, sheet S3.2.
 33. Please note that 1" clearance between the bracing tube and bottom flange of the beam on detail B-3.2 (sheet S3.2) is typical at each end.
 34. Please indicate the spacing of the beam-web stiffeners on detail B-3.2 (sheet S3.2).
 35. The five beam-web stiffeners per detail B-3.2 (sheet S3.2) is shown as three on detail A/S3.1.
 36. Please specify the weld length between the tube and the gusset plate on detail B-3.2 (sheet S3.2).
 37. Where is the 16"x24" collector beam with 7#10's per p. 166 of calc's. on plans?
 38. Where is the existing collector beam on level two, per page 167 of calculations, on plans?
 39. Please show the top level chevron braces are designed considering the β factor in UBC, Section 2211.8.2 and 1.5 factor in Section 2211.8.4.
 40. Please show the frame-columns base anchorage are adequate for uplift in load combination per Section 2211.5.1.
 41. Please indicate if the frame columns are being spliced. Section 2211.5.2.
- Please note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet, note or detail number, calculation page, etc. If you have any questions regarding these plan review items, please contact **Ali Sadre** @ 619/560-1468 at Esgil Corporation. Thank you.

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DEPARTMENT OF STATE ARCHITECT NON RESIDENTIAL
TITLE 24 DISABLED ACCESS REQUIREMENTS

Please reflect the following items on plans for doors:

• **DOORS**

1. Revise plans, or door schedules to show that every required passage door has ≥ 32 " clear width, per Section 1004.6.
2. Where a pair of doors is utilized, at least one of the doors shall provide a clear, unobstructed opening width of 32 inches, per Section 1004.6.2.
3. Show, or note, that there is a level floor or landing on each side of all doors. The floor or landing is to be $\approx 1/2$ " lower than the doorway threshold, per Section 1004.9.1a.
4. Show or note that all hand-activated door opening hardware meets the following requirements, per Section 1004.3.1:
 - a) Is to be centered ≥ 30 " but ≈ 44 " above floor.
 - b) Latching, or locking, doors in a path of travel are operated with a single effort by:
 - i) Lever type hardware.
 - ii) Panic bars.
 - iii) Push-pull activating bars.
 - iv) Or other hardware designed to provide passage without the requirement to grasp the hardware.
5. Show or note that the lower 10" of all doors comply with Section 1004.8.1, as follows:
 - a) To be smooth and uninterrupted, to allow the door to be opened by a wheelchair footrest, without creating a trap or hazardous condition.
 - b) Narrow frame doors may use a 10" high smooth panel on the push side of the door.
NOTE: Exception for automatic or sliding doors.
6. Revise plans to show that the minimum strike edge distances are provided at the level area on the side to which a door (or a gate) swings, per Section 1004.9.2.3a:
 - a) ≥ 18 " at interior conditions. This applies to existing bathroom doors (sheet A2 & 4).
 - b) ≥ 12 " on the push side, if the door has both a latch and a closer. This applies to existing bathroom doors (sheet A3).
7. Provide a note on the plans that the maximum effort to operate doors, applied at right angles to hinged doors or at center plane at sliding doors, per Section 1004.5.1, will be:
 - a) ≈ 5 # for interior doors.
 - b) ≈ 15 # where fire doors are required.

CITY OF SACRAMENTO
BUILDING INSPECTION * DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: DEPT. OF SOCIAL SERVICES
PROJECT ADDRESS: 1414 K STREET

PLAN REVIEW # 6051
PERMIT NUMBER _____

TESTING/INSPECTION AGENCY/IES: _____

OWNER'S NAME: _____ SIGNATURE: _____
(Please Print)

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

<u>Item</u>	<u>Description</u>	<u>Ref. Dwg.*</u>
①	CONCRETE <u>over 2500 psi</u>	_____
②	REINFORCING/PRESTRESS STEEL <u>Placement</u>	_____
③	WELDING _____	_____
④	HIGH STRENGTH BOLTING _____	_____
5	STRUCTURAL MASONRY _____	_____
6	PILING, DRILLED PIERS, CAISSONS _____	_____
⑦	SPRAY APPLIED PROOFING _____	_____
⑧	OTHER: <u>EPDXY Anchors</u>	_____
⑨	<u>Installation of Dampers</u>	_____

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL _____

Date _____

BID #382(02/9

OUTSIDE PLAN CHECK WORKSHEET

PROJ NAME: Dept of Social Services
PROJ ADDRESS: 1414 K St
PC#: 6051 ACTIVITY #: 9803813
SIZE: 29,886
PROJ VALUE: ~~250,000 (est contract price)~~ 531,000⁰⁰ (see form)
STORIES: 7
CONST TYPE: V OCC: B office
FEES: ~~654.90~~ 1216.90
DATE SENT: 6-11-98
COMPL DATE: 6-24-98
PARTS: Street
4/5

ATTACHMENTS: Stone Calcs (Vol 1 & Appendix)
DRAWINGS: 15
RECV'D STAMP: 5-6-98

SEE OTHER SIDE FOR CALCULATIONS