

CITY OF SACRAMENTO

Permit No: 9808755

1231 I Street, Sacramento, CA 95814

Insp Area: 3

Site Address: 2830 27TH ST SAC

Sub-Type: ASFR

Parcel No: 0130084009

Housing (Y/N): N

CONTRACTOR

STRUCTURAL LEVELERS  
695 POMONA ST  
CROCKETT CA 94525

OWNER

PAULAT RONALD E & JUDITH D  
2830 27TH ST  
SACRAMENTO CA 95818

ARCHITECT

Nature of Work: RELEVEL EXISTING HOMEBUILD NEW CRIPPLE WALLS

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.

X License Class B License Number 504678 Date 0/31/99 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 11/5/98 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.

X 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 zenith Policy Number BT2041206003 Exp Date 02/01/1999

(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 11/5/98 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.

9808755

**Pacific Gas and Electric Company**

5555 Florin-Perkins Road  
P.O. Box 277444  
Sacramento, CA 95827

November 3, 1998



**Mr. Byron Nakashima**  
**Sacramento City Building Department**  
1231 I (Eye) Street  
Sacramento, CA 95814

**Dear Mr. Nakashima:**

**Re: 2830 27<sup>th</sup> Avenue**

In reference to the above address, the location of the gas main was shown and is marked for the contractors performing the work using only the existing foundation to raise the corner of the house. Our gas main is one (1) foot out from the existing foundation and does not pose a hazardous condition. In addition, the gas service is being routed to the right front corner of the house as soon as the house line is run to that location and inspected.

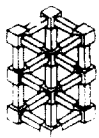
Thank you for your time and concerns. If you have any additional questions, please give me a call at (916) 386-5369.

Sincerely,

**Kevin Slattery**  
Gas Engineering Estimator

KS:dla

c Mr. Matt Parlser, Contractor (fax 264-7046)



Office set

# O'Connor Engineers, Inc.

Civil, Structural, Electrical & Forensic Engineering

SMOKE DETECTOR IS NOT  
A SUBSTITUTE FOR  
A PROFESSIONAL  
ELECTRICAL INSPECTOR  
NO. 10-111-10000-001

September 23, 1998

Kathleen Silvers  
CSAA Insurance  
P O Box 269100  
Sacramento, CA 95826

711-111-10000-001  
SMOKE DETECTOR IS NOT  
A SUBSTITUTE FOR  
A PROFESSIONAL  
ELECTRICAL INSPECTOR  
NO. 10-111-10000-001

Re **Investigation of Settlement Distress - Repair Specifications Report, Revised**  
Insured: Ron and Judith Paulet  
Claim Number: 02-042-6767  
Date of Loss: 01/10/98  
Address: 2830 27th Street, Sacramento, CA 95818  
Date of Assignment: 03/13/98  
Date of Inspection: 03/24/98  
Our File Number: 980343

Ref O'Connor Engineers, Inc. Report Dated April 1, 1998  
O'Connor Engineers, Inc. Report Dated May 31, 1998  
O'Connor Engineers, Inc. Report Dated August 7, 1998

Dear Ms. Silvers:

### Assignment

ISSUED

You originally assigned O'Connor Engineers, Inc. to investigate the settling of the covered patio and room addition at the Paulet residence. You wanted us to determine the cause of the settling. We filed a report with you on April 1, 1998. That report presented the following conclusions:

- [1] The distress to the residence was caused by settlement of the patio cover and the room addition.
- [2] Although there was some prior settlement of the room addition, the most recent distress was due to a leak in the sewer line running underneath the room addition. This leak caused an accelerated episode of settlement that damaged the patio cover and the room addition.
- [3] The leak in the sewer line was caused by a break in the sewer line documented by Precision Plumbing. It is unknown what caused the initial sewer line break.
- [4] The patio cover and the room addition are not yet in danger of collapse.

Appvd work is on sheets 6, 7 & 8  
Matt P. 11/5/98 1/13

- [5] The damage to the room addition and the patio cover can be repaired. However, the preparation of such a repair plan was beyond the scope of the first report.

Upon review of the April 1, 1998 report, you hired Precision Plumbing to repair the sewer line. Once the repair was completed, you assigned us to prepare the specifications for repair. The report dated May 31, 1998 detailed the method of repair.

When the contractor began work on the repair, it was discovered that a water main and sewer main were below the footing, about six inches to one foot north of the north footing. It was determined that injection grouting would not work in that area because the grouting would damage the pipes. An alternative method of repair had to be found.

The May 31<sup>st</sup> report presented a revised scheme of underpinning and jacking of the north foundation. The report also recapped the earlier reports and presented the revised scope of repair.

Since then it was discovered that a gas line also runs under the affected footing. Even though the City of Sacramento accepted the pile type repair, PG&E will not allow any pile driving near their gas line. Therefore, we had to revise the repair scheme again. This report presents the revised scheme for the repair. This is the only remaining method of repair available to us.

#### Recap of Observations

The Paulet residence was a single story, wood-framed dwelling constructed on a concrete foundation with raised wood floors. The house was an older home that included a partial basement. There was a room addition at the rear. The house was situated on a large rural lot that was relatively flat and was located in relatively flat terrain. The house was at least 50 years old.

I inspected the property and made several observations. Each observation was catalogued and photographed. The following list details each observation made and references the photograph numbers of each observation.

- [1] The room addition at the rear featured a covered patio on the south side of the room addition. This covered patio was tucked into the inside corner formed between the room addition and the original house. The southwest corner of the patio cover had settled downward with respect to its original position. This downward movement could be easily seen by viewing the patio cover from the south side of the room addition looking north.
- [2] Mrs. Paulet suspected that the settlement may have been due to a pipe leak<sup>1</sup>. She hired Precision Plumbing to inspect the plumbing systems located around the distressed area. Part

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<sup>1</sup>Mrs. Paulet had reason to believe that a pipe was leaking somewhere because of her early investigations into the problem before the plumber was called out to the site.

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- of the inspection included digging a test pit near the southwest corner of the patio. Upon digging the test pit, it was found that a sinkhole had formed underneath the southwest corner of the covered patio. At the time the test pit was excavated, it was unknown where the soil had gone from the sinkhole.
- [3] The downward movement of the southwest corner of the covered patio caused some lateral movement of the covered patio roof. This covered patio roof was attached to the room addition at the roof line. The point of attachment was suffering structural distress from the lateral movement of the patio cover.
  - [4] There was damage to the brick veneer at the northwest corner of the room addition. The distress suggests that the northwest corner of the room addition had settled. According to Mrs. Paulet, the distress seen predated the sinking of the patio cover. However, ever since the problems with the patio cover became manifest, the distress to the brick veneer has worsened.
  - [5] Someone dug an additional test pit at the north side of the room addition. According to Mrs. Paulet, the excavation was done to explore a sinkhole that began to appear on the north side of the house. Mr. Paulet discovered a sewer line under the surface at the site of the sink hole.
  - [6] There was a separation between the addition and the main house at the doorway leading into the room addition from the dining room. The separation was quite evident in the hardwood flooring. The separation suggested that the room addition had settled downward.
  - [7] There was distress noted at the northwest corner of the room addition in the bathroom. The distress was due to a shearing effect at the wall-to-wall intersection of the corner. The shearing produced distortion of the wallpaper at the corner.
  - [8] I inspected the crawlspace underneath the main house. My inspection showed a large foundation crack at the west side of the dining room near the north wall. The crack was wider at the top than at the bottom. This indicated that the footing was rotating downward due to settlement along the north foundation.
  - [9] I was not able to physically crawl underneath the room addition because of limited access openings. However, I was able to photograph the crawlspace underneath the room addition. I found that the crawlspace area underneath the addition was essentially dry. There were no overt signs of distress. I noted that the sewer lines from the bathroom and shower in the addition ran directly down into the main sewer line running underneath the addition.
  - [10] The plumber from Precision Plumbing had indicated the position of the sewer line running underneath the addition by marking the concrete of the patio cover over the locations of the leaks. The plumber also ran a TV camera through the sewer line and discovered that the

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sewer line was broken in two locations.<sup>2</sup> These two locations of the sewer line break are plotted on the attached drawings.

**Level Survey**

I used a water-filled manometer to conduct a level survey of the affected area of the house. The level survey showed that the room addition and the covered patio had settled downward. The amount of settlement was approximately 1 5/8 inches as compared to the dining room of the original house. It was clear that this downward movement was causing the distress to the footing, the distress to the hardwood floor, the distress to the corner of the room addition bathroom, and the distress to the brick veneer at the northwest corner.

It was also clear that the patio cover was moving downward, causing distress to the patio roof and cracking and distortion of the concrete patio. All of these items of distress were closely related to the sewer line break documented by Precision Plumbing.

Based on my inspection of the test pit at the southwest corner of the patio cover, it was clear that the soil washed away from the sinkhole was entering the sewer line running underneath the patio and was being washed away into the sewer system. This eroding of soil into the sewer line was causing the downward movement of the patio and the patio cover. The sewer line break was also causing accelerated settlement of the room addition. The settlement of the room addition closely correlated with the location of the sewer line running underneath the room addition. In addition, this sewer line was documented to be leaking by Precision Plumbing. Given that the settlement of the room addition had been minor up until the point of the recent sewer line break, it is logical to conclude that the majority of the damage and the predominant cause of the damage to the patio cover and the room addition was the recent sewer line break.

**Second Revised Recommendations for Repair (Plan "C")**

There is a City of Sacramento sewer line running east-west about one foot north of the north wall as well as a water line. In addition, there is a PG&E gas line under the footing as well. PG&E will not let us drive piles. The City will not let us use compaction grouting. There is no room for conventional underpinning. Accordingly, the only remaining repair method is cosmetic leveling. This involves jacking up the floor and installing new pony wall studs per detail "A" attached at the end of this report.

The attached drawing shows the extent of the cosmetic leveling to be performed. Detail "A" shows the method to be used. The floor shall be leveled to within 1/2 inch.

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<sup>2</sup> I spoke with the plumber after the inspection. The plumber, Brian, confirmed the presence of the sewer line breaks.

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O'Connor Engineers will also require at least two inspections during the leveling process. The first inspection shall be when the leveling is done and the framing work completed. The final inspection shall be at the end of the job.

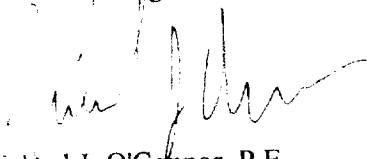
Once the leveling is completed, the cosmetic repairs can begin. The cosmetic repair scope cannot be determined until after the leveling since more cracking is likely. The scope of cosmetic repair will include the following:

- [1] Removal and replacement of the concrete patio at the south side of the addition.
- [2] Removal and replacement of the cracked brick veneer.
- [3] Interior drywall crack repair, texturing, and painting.
- [4] Minor carpentry repairs to the connection of the patio cover to the roof of the addition.
- [5] Repair of the hardwood floor distress at the entry to the addition.

Thank you for calling O'Connor Engineers, Inc. If you have any questions about this report, please call me

Sincerely,

O'Connor Engineers, Inc.

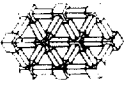


Michael J. O'Connor, P.E.  
REGISTERED STRUCTURAL ENGINEER NO. 3911  
REGISTERED CIVIL ENGINEER NO. 33404  
REGISTERED ELECTRICAL ENGINEER NO. 12719



enclosures: revised repair plan

5/13



O'CONNOR ENGINEERS, INC.  
 P.O. BOX 986  
 EL DORADO, CA 95621-0986  
 800 341 5121



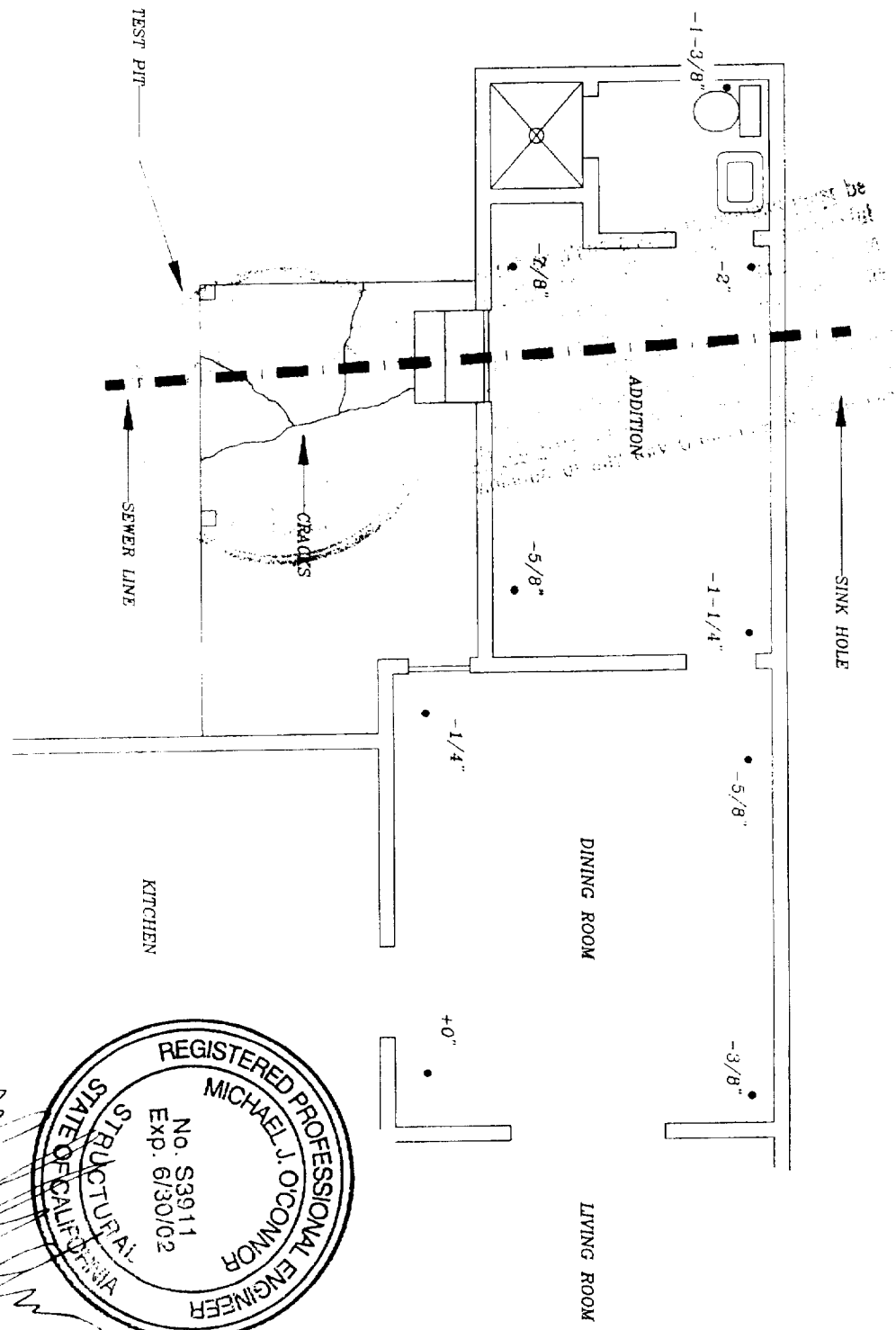
L  
E  
G  
N  
D

• Indicates The  
 Floor Elevation  
 Is 3/4" Below  
 High Spot

L. E. V. H. L. S. L. R. A. H. Y.

Technician O'CONNOR  
 Date 3/24/98

Job PATTLET  
 Job Number 980341



6/13



REPAIR HARDWOOD FLOOR HERE

PERFORM COSMETIC LEVELING OF THE HOUSE ALONG THE CROSS-HATCHED PERIMETER PER DETAIL A, TYPICAL.

LIVING ROOM

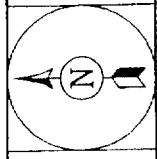
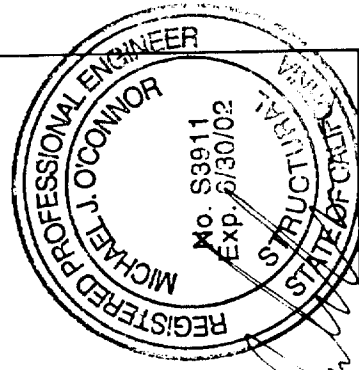
REMOVE AND REPLACE DAMAGED BRICK VENEER

REMOVE AND REPLACE CONCRETE PATIO

REMOVE AND REPLACE CONC STEPS

KITCHEN

PROVIDE NEW 24" X 24" X 12" CONCRETE FOOTINGS FOR EXISTING PATIO COVER



O'CONNOR ENGINEERS, INC.

P.O. BOX 986  
EL DORADO, CA 95623-0986  
800-341-5721

Technician: O'CONNOR

Date: 9/22/98

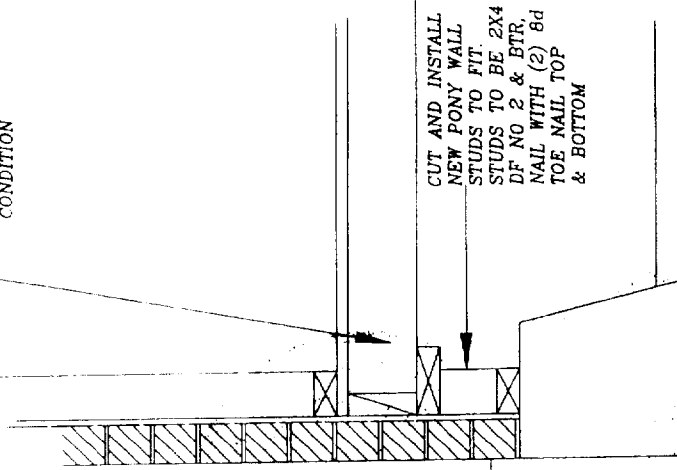
Job: PAULET

Job Number: 980343

REPAIR PLAN - REVISED

7/13

JACK UP FLOOR  
TO A LEVEL  
CONDITION



REPLACE THE BRICK  
VENEER TO MATCH.  
ATTACH PER THE  
ANCHORED VENEER  
REQUIREMENTS OF THE  
1987 UBC.

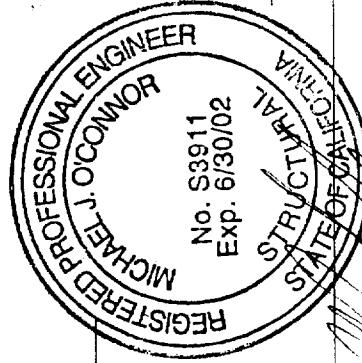
SHORE UP THE FLOOR  
AND REMOVE THE SHORT  
STUDS IN THE PONY WALL  
AS SHOWN.

REMOVE THE EXISTING  
BRICK VENEER

CUT AND INSTALL  
NEW PONY WALL  
STUDS TO FIT.  
STUDS TO BE 2x4  
DF NO 2 & BTR,  
NAIL WITH (2) 8d  
TOE NAIL TOP  
& BOTTOM

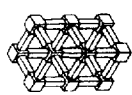
REPAIRED DETAIL

EXISTING DETAIL



O'CONNOR ENGINEERS, INC.

P.O. BOX 986  
EL DORADO, CA 95623-0986  
800-341-5721



SECTION A	
Technician: O'CONNOR	Job: PAULET
Date: 8/6/98	Job Number: 980343

0/13



Pacific Gas and Electric Company  
5555 Florin Perkins Road, Room 142  
Sacramento, CA 95825



Capital Investment Department  
Gas & Electric Service Planning  
Gas & Electric New Business & Reconstruction  
Gas & Electric Mapping

13/98

Number of pages  
including cover

2

TO <i>Matt Pariser</i>
PHONE
FAX <i>204-7046</i>

FROM <i>Kevin Hattery</i>
PHONE <i>386-5369</i>
FAX <i>721-5256 / (916) 386-5256</i>

REMARKS	<input type="checkbox"/> Urgent	<input type="checkbox"/> For Review	<input type="checkbox"/> Reply ASAP	<input type="checkbox"/> Comment

*9/13*

**Pacific Gas and Electric Company**

5555 Florin-Perkins Road  
P.O. Box 277444  
Sacramento, CA 95827

November 3, 1998



**Mr. Byron Nakashima**  
**Sacramento City Building Department**  
2241 (Eye) Street  
Sacramento, CA 95814

**Dear Mr. Nakashima:**

**Re: 2830 27<sup>th</sup> Avenue**

In reference to the above address, the location of the gas main was shown and is marked for the contractors performing the work using only the existing foundation to raise the corner of the house. Our gas main is one (1) foot out from the existing foundation and does not pose a hazardous condition. In addition, the gas service is being routed to the right front corner of the house as soon as the house line is run to that location and inspected.

Thank you for your time and concerns. If you have any additional questions, please give me a call at (916) 386-5369.

Sincerely,

**Kevin Slattery**  
Gas Engineering Estimator

KS dla

A handwritten signature in black ink that reads 'Kevin Slattery'.

c Mr. Matt Parlser, Contractor (fax 264-7046)

c:\data\winword\dlat\nakashima.doc

10/13



**Pacific Gas and Electric Company**

**Kevin Slattery**  
Gas Estimator  
Service Planning Department

Area 6 Sacramento  
5555 Florin-Perkins Road, Room 142  
Sacramento, CA 95826-4870  
916/386-5369



**Pacific Gas and Electric Company**

**Mark Bili**  
Senior Engineering Estimator  
Service Planning

Sacramento Division  
5555 Florin-Perkins Road Room 142  
Sacramento CA 95826  
916 386-5166 Fax 916/386-5288

12/13

PACIFIC GAS AND ELECTRIC COMPANY  
5555 Florin Perkins Road, Sacramento, CA 95825

REQUEST FOR REMOVAL OF FACILITIES

Date 10-30-98

CONTRACTOR STRUCTURE LEVELERS TEL NO. 510-787-1071

ADDRESS 695 POMONA ST  
CROCKETT, CA 95694525

REQUESTS REMOVAL OF FACILITIES LOCATED AT:

ADDRESS 2830 27TH ST.

CITY/COUNTY SAC. 95818

For the purpose of  house/building removal  house/building demolition

Has gas meter been removed?  YES  NO

PG&E gives its assurance that its facilities at the above location will be ~~removed~~ OK TO RAISE HOUSE  
p.m. on 3:30 Jim Slattery  
(date)

PG&E gives its assurance that its facilities at the above location will ~~be removed~~ REMAIN  
working days after notification by customer.

Signed \_\_\_\_\_  
(PG&E Representative)

Tel. No. \_\_\_\_\_

\* OK FOR CONTRACTOR TO RAISE HOUSE FROM FOUNDATION  
ONLY GAS FEEDER MAIN 1' FROM EXISTING LOCATION  
Jim Slattery

12/13

LIC NO 504678



LEVELING • FOUNDATION CORRECTIONS  
NEW CONSTRUCTION • REMODELING

CHRIS DAHL  
(510) 787-1071  
(510) 787-1072 FAX

695 POMONA STREET  
CROCKETT, CA 94525

13/13