

CITY OF SACRAMENTO

Permit No: 0509870

1231 I Street, Sacramento, CA 95814

Insp Area: 4
Thos Bros: 256G7

Site Address: 4818 DARLINGTON LN SAC
Parcel No: 225-1610-042

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

CONTRACTOR

OWNER
RAYFORD LANDIS
4818 DARLINGTON LN
SACRAMENTO, CA 95835

ARCHITECT

Nature of Work: CONVERT ONE CAR GARAGE TO LIVING SPACE - 190 SQ FT

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);

L.R. 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.)

L.R.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).

PAID
CITY OF SACRAMENTO
JUL 06 2005
NORTH PERMIT CENTER

I am exempt under Sec. _____ B & PC for this reason: _____

Date 7/6/05 Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 7/6/05 Applicant/Agent 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 _____

L.R. (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 7/6/05 Applicant Signature Landis Rayford

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
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT

PHONE 916-264-5381

1231 I STREET, ROOM 200
SACRAMENTO, CA 95814-2998

FAX 916-264-5543

OVER THE COUNTER PROJECT REVIEW

DR Number: ER05-144
Address: 4818 Darlington Lane
Description: Partial Conversion of Garage
Staff Contact: Evan Compton (916) 808-5260

Applicant/Owner: Landis Rayford
Date Filed: July 6, 2005
Date Approved: July 6, 2005
APN: 225-1610-042

STAFF ACTION AND CONDITIONS OF APPROVAL:

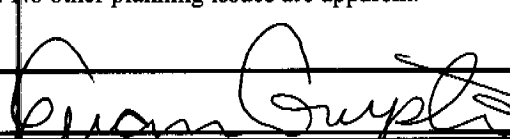
Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. The garage door will be removed and the stucco will be filled in to create a seamless appearance.
2. The window will be double or single hung with decorative sill.
3. Work will conform to the plans submitted. Any revisions will require additional design review.

Evan Compton
Design Review

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City of Sacramento
Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 4818 Darlington Lane	APN: 225-1610-042
DRPB AREA / PUD / SPD: Expanded North, Westborough PUD	ZONING: R-1 PUD
EXISTING LAND USE: SFR	
PROPOSED USE: Convert one car garage into living space	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number: Application must be approved before project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: ER05-144 (Approved July 6, 2005) Building permit must conform to approved plans and comply with all conditions of approval.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided. <u>NO CHANGE</u>
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only , plan check not required.
<input type="checkbox"/>	Preliminary review ONLY ; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS: Home still has a two car garage for parking. The removal of the garage door and creation of a window is visible from the street and requires design review approval. The applicant received over the counter design review approval. Must meet the conditions of ER05-144. No other planning issues are apparent.	
DATE: July 6, 2005	BY: Evan Compton 

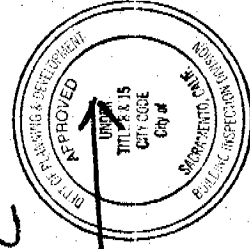
ALL DWELLING BRANCH
CIRCUITS PER NEC
ARTICLE 210

INSTALL ALL GFCI
PER NEC 210-8

SMOKE DETECTOR IS REQUIRED
WHEN ALTERATIONS, REPAIRS OR ADDITIONS
REQUIRING A PERMIT ARE IN EXCESS OF
\$1,000 OR WHEN ONE OR MORE SLEEPING
ROOMS ARE ADDED OR CREATED (GROUP R-3)

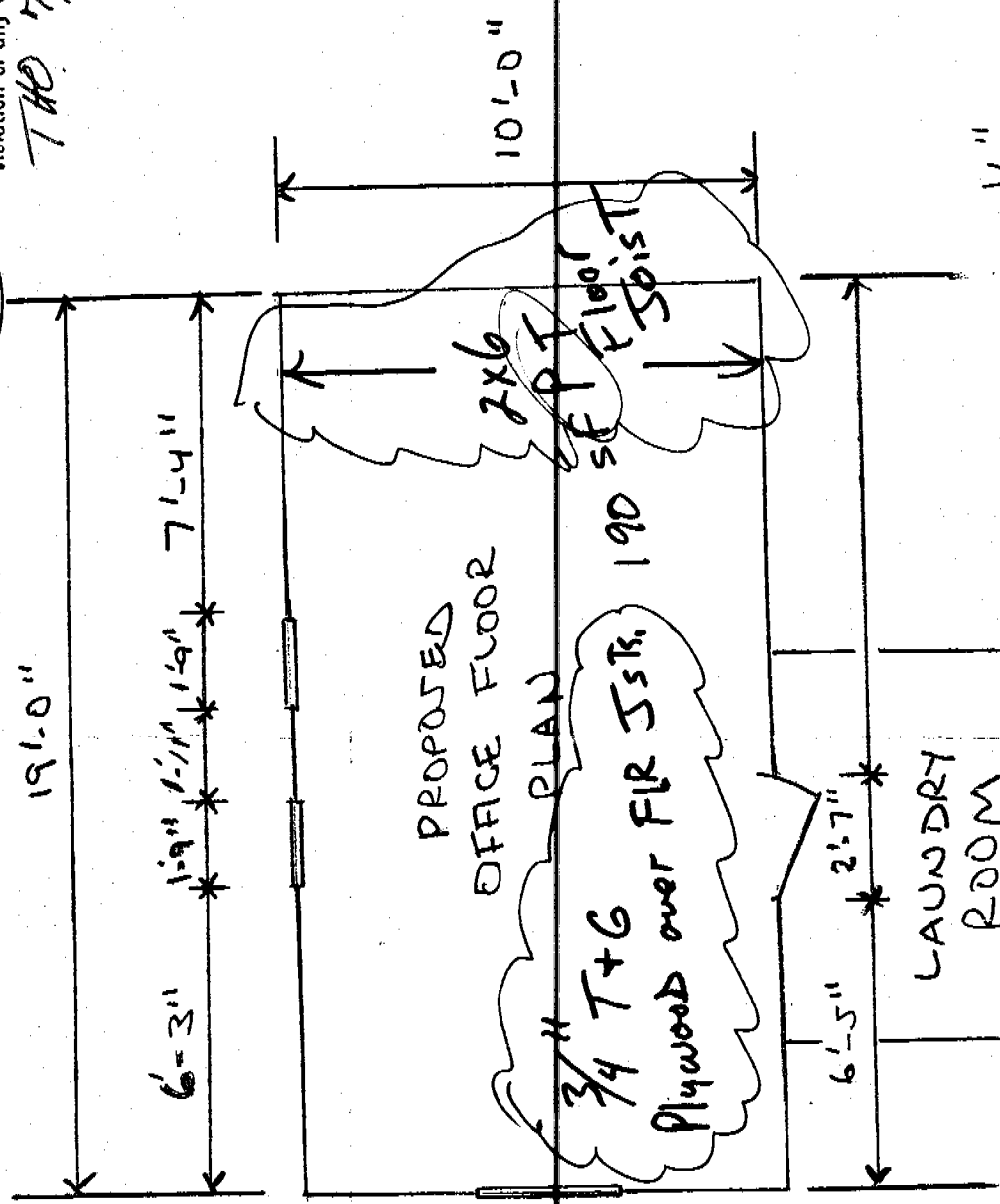
The approval of all Plumbing
Mechanical and Electrical
is subject to field inspection

2



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.

THO 7/6/05 OTC



PROPOSED
OFFICE FLOOR
PLAN

NEW WINDOW ->
3'-0" x 5'-5 1/2"

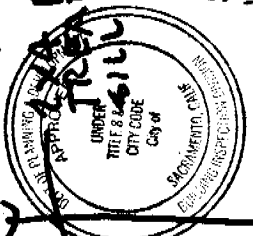
SITE ADDRESS:
4818 DARLINGTON
LANE

OFFICE COPY

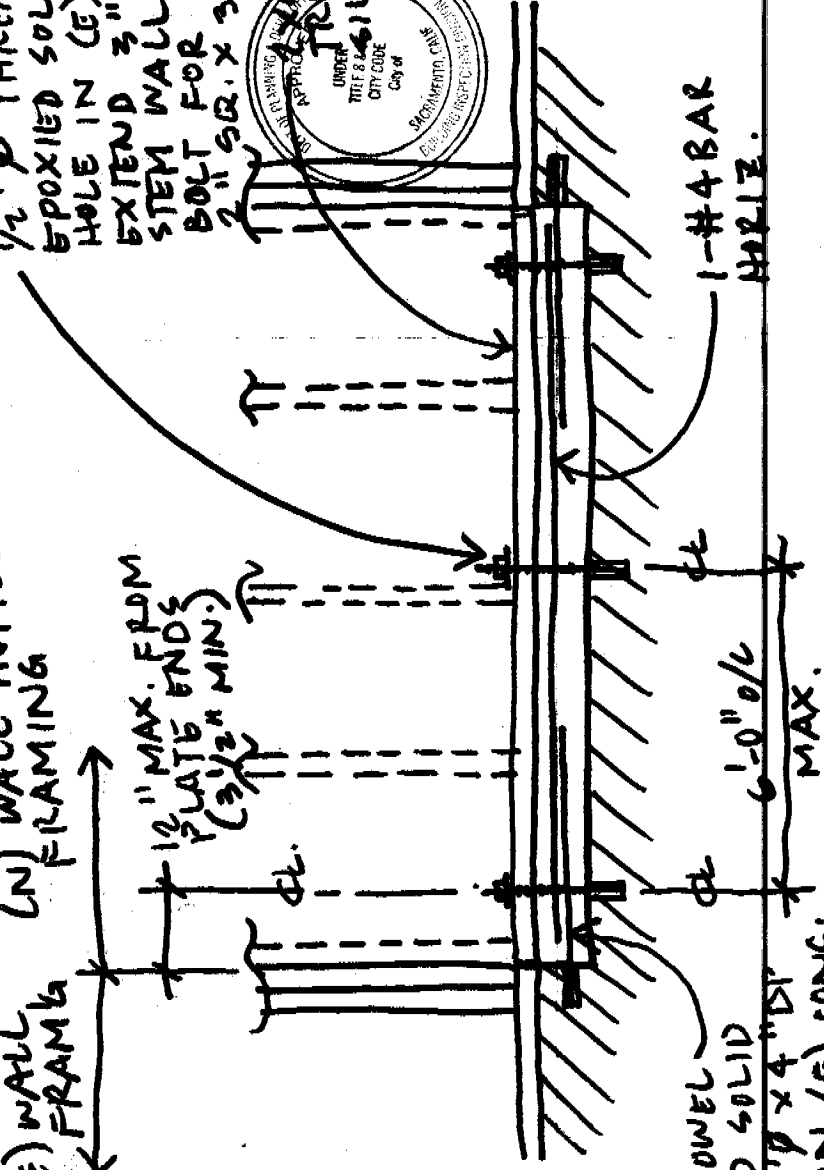
1/4" = 1'-0"

1/2" Ø THREADED ROD ANCHOR
 EPOXIED SOLID IN 5/8" Ø x 4" DP
 HOLE IN (E) CONC. SLAB/FTG -
 EXTEND 3" MIN. ABOVE TOP OF CONC.
 STEM WALL TO SERVE AS ANCHOR
 BOLT FOR P.T. SILL PLATE. USE NUT &
 2" SQ. x 3/16" THICK PLATE WASHERS.

(E) WALL FRAMING
 (N) WALL INFILL FRAMING
 12" MAX. FROM
 PLATE ENDS
 (3/2" MIN.)



Professional Engineer and Specifications must be on the job at all times and any change of operation shall be in writing and approved by the Building Inspection Division. The approval of this plan and specification shall NOT be held to be a violation of any City Ordinance or State Law.



1-#4 DOWEL
 EPOXIED SOLID
 IN 5/8" Ø x 4" DP
 HOLE IN (E) CONC.
 STEM WALL. LAP
 12" MIN. W/ #4
 BAR HORIZ., TYP.
 EA END.

FRONT VIEW

SIDE
 VIEW

CONCRETE STEM WALL / INFILL DETAIL
AT REMOVED GARAGE DR.

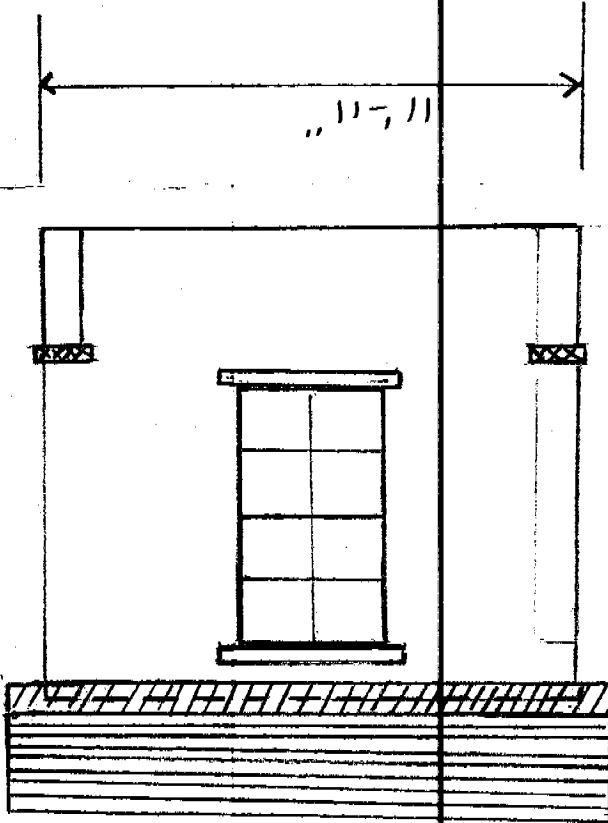
CITY COPY

OFFICE COPY

CITY OF SACRAMENTO
DESIGN REVIEW
PROJECT NO. EROS-144
APPROVED BY *[Signature]*
APPROVAL DATE: 07-06-05

SITE ADDRESS:
4818 DARWIN RD
LAND
95835

1/4" = SCALE



WINDOW SIZE
3'-0" x 5'-5 1/2"

PROPOSED WALL ELEVATION



CITY OF SACRAMENTO, CALIFORNIA

BUILDING & SAFETY DIVISION 1231 I STREET, (916) 264-1965
SPECIAL PACKAGE D FOR RESIDENTIAL ADDITIONS IN CLIMATE ZONE 12

CERTIFICATE OF COMPLIANCE CF-1R ADDITION, 100 TO 999 SQUARE FEET WITH [99-SF EXEMPTIONS & REQUIREMENTS.]

Project Title GARAGE CONVERSION TO OFFICE Date 7/6/05

Project Address 4818 DARLINGTON LANE, SAC 95835

Total Floor Area Addition: F12 Total Glazing Area Addition: F12 Floor Area x 16% = Total allowed.
REQUIREMENTS THAT APPLY TO NEW AREA FLOOR PLAN MAXIMUM GLASS ALLOWANCE FORMULA. (x 16% =)

A. 29 Sq. Ft. B. 0 Sq. Ft. C. 29 Sq. Ft. D. 15.3 %

NOTE: Using package D, maximum glass allowed is 16%

Total Glass in addition: Total of any removed glass (addition area): Subtract B from A; enter amount in C: Divide C by floor area of addition:

Module I (R-19 Ceiling.....R-13 Wall.....R-13 Floor)					
99-SF or Less	50%MaxGlazing, No Credit for removed.	0.75 -U-Value	SHGC 0.40 Minimum.	No CF-4R, No HERS Testing No Radiant Barrier required.	See, *, **, exceptions.

Module II Standard Package-D (R-38 Ceiling.....R-13 Wall.....R-19 Floor)					
100-999 SF	16% Max Glazing See A,B,C,D above	0.65- U- Value 0.75 < 500 SF	SHGC 0.40 Minimum	Radiant Barrier In Addn Only.	Duct, TXV, & HERS Test, CF-R4, AFUE.78 **New 12 SEER, Duct test req. See***

Module III Alternate Package-D (R-38 Ceiling.....R19-2x6" Wall. or R-13 with R4.61 Rigid in a 2x4" Wall.....R-19 Floor)					
100-999 SF	16% Max Glazing See A,B,C,D above	0.40-U-Value	SHGC 0.35 Minimum	Min 11 SEER when upgraded or added. Radiant Barrier addition only. See* & **.	AFUE 0.78 min. No CF-R4 required. No Duct, TXV, & HERS Test. **New 12 SEER

Module IV Standard Pkg-D or Computer Performance Compliance
Floor Plans in excess of 999-SF require Performance Compliance of both existing and Addition combined, achieved by an approved Computer Program or, both Existing & Addition Designed and constructed per Module I Package-D.

Both Module II & III may use existing HVAC systems when adequate. Should a 12 SEER be installed in either Module then No HERS/TXV tests required. See Exceptions below.

[All duct R-value 4.2 Min.] [Pre-1978 AFUE .68=OK] [* -New HVAC requires HERS Test 11 SEER Min.] [** -New 12 SEER A/C = No HERS/TXV or CF-R4] [*** No duct work, No HERS required] RB= Radiant barrier underside of roof & Gable walls, shiny side down. Duct Sealed= Ducts certified 6% leakage max. U= U-Value. TXV= Field verified by HERS rater. SEER= A/C Seasonal Energy Efficiency Ratio. SHGC= Window Solar Heat Gain Coefficient. AFUE= Annual Fuel Utilization Efficiency. [See **** & ***** for wall frame and vaulted ceiling requirements.]

QUESTIONARE: (By City of Sacramento Staff). FIELD VERIFY:

1. What year was home built? _____ MODULE SELECTED: _____

2. What is SEER rating of current Air Conditioner? _____

3. What is current Furnace AFUE ? _____

4. Will Furnace or A/C be upgraded ? Yes/No? _____

5. New water heater (> 50 gal. Exempt) ? Yes/No? _____

6. Note: No duct assembly allowed in wall cavity chases, New Furnace or HVAC requires new Setback thermostats each Zone or unit. Split zones require 2.

2001 Title 24 Residential Energy manual sec 3.1-3.8; sec 7.1-7.6 Effective July 1st, 2001.

****Requires 2x6 assembly, or 2x4 R11 & Ext rigid R4.61. Cannot apply brace panels. *****Requires 2x12 @ Vaulted areas with 1" x 6" foam channel ventilation.

NEW HEATING, COOLING, OR DOMESTIC WATER HEATING
Systems installed in conjunction with the addition must comply with the appliance standards applicable to new installations in new residences. Complete the following standards if new equipment is being installed in conjunction with the room addition: Electric resistant heat not allowed.

HVAC SYSTEMS	Minimum Efficiency (SE, SEER, HSPF)	Duct Insulation	Output Manufacturer/Model # (Btu) (or approved equal)
_____	_____	R4.2 _____	_____
_____	_____	R4.2 _____	_____
_____	_____	R4.2 _____	_____

HOT WATER SYSTEMS	Capacity (gallons)	Manufacturer/Model# (or Approved equal)	Special Features
_____	_____	_____	_____

CITY COPY

COMPLIANCE STATEMENT
This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Chapter 2-53, and Title 20, Chapter 2, subchapter 4, Article 1, of the California Administrative Code. The individual has signed this certificate with overall design responsibility and the building owner, who shall retain a copy of it and transmit the certificate to any subsequent purchaser of the building. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, all building conservation features that vary are indicated in the Special Feature/Remarks section.

BUILDING OWNER OR DESIGNER Name: <u>X LANDIS RAYFORD</u> Title/Firm: _____ Address: <u>X 4818 DARLINGTON LANE SAC 95835</u>	DOCUMENTATION AUTHOR Name: _____ Title/Firm: _____ Address: _____	ENFORCEMENT AGENCY Name: _____ City of Sacramento 1231 I Street Sacramento, Ca. 95814
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Signature X Landis Rayford (date) 7/6/05 Signature _____ (date) _____

Signature Approval Tom Oley (date) 7/6/05

NOTE: Low-rise 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 binding 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
Building Envelope Measures.		
§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.		
§150(l): Slab edge insulation – water absorption rate no greater than 0.3%; water vapor transmission rate no greater than 2.0 perm/inch.		
§118: Insulation specified or installed meets insulation quality standards. Indicate type and form.		
§116-§117: 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 weather-stripped; all joints and penetrations caulked and sealed.		
§150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.		
§150(f): Special infiltration barrier installed to comply with §151 meets Commission quality standards.		
§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.		
Space Conditioning, Water Heating, and Plumbing System Measures.		
§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. Backup 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.		
§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 backdraft or automatic dampers. 3. Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.		
§114: Pool and Spa Heating Systems and Equipment. 1. System is certified with 68% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating, and no pilot light. 2. System is installed with: a. At least 36" of pipe between filter and heater for future solar heating. b. Cover for outdoor pools or outdoor spas.		