

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

**Permit No: 9911720**  
**Insp Area: 3**

**Site Address: 3160 22ND AV SAC**  
Parcel No: 020-0263-005

**Sub-Type: RES**  
**Housing (Y/N): Y**

CONTRACTOR

OWNER

ARCHITECT

YANEZ ALVARO L/CONNIE R  
6908 CHEVY CHASE  
SACRAMENTO CA 95823

**Nature of Work: REPAIRS PER HOUSING CHECK LIST AND FIELD INSPECTIONS.**

**CONSTRUCTION LENDING AGENCY :** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

**LICENSED CONTRACTORS DECLARATION:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class \_\_\_\_\_ License Number \_\_\_\_\_ Date \_\_\_\_\_ Contractor Signature \_\_\_\_\_

**OWNER-BUILDER DECLARATION:** I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

I am 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 am 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 11-18-99 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 abovementioned property for inspection purposes.

Date 11-18-99 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 11-18-99 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.**

Housing & Dangerous Buildings  
Case Field Check List

Case #: 316022AV00, Address: 3160 22ND Av

99-11720H

<u>Room/Area</u>	<u>Insp Date</u>	<u>Description</u>
Interior	06/08/99	(B-25)- Inadequate fire protection & equipment. ; SCC Section 49.10.1014 <b>Details: Smoke detectors required in approved areas.</b>
Kitchen/throughout	06/08/99	(B-10)- Infestation of insects, vermin or rodents. SCC Section 49.10.1002(12) <b>Details: rOACHES WERE EVIDENT INSIDE THE KITCHEN WHEN INSPECTED.</b>
Living&utility Rooms	06/08/99	(B-13)- Defective or deteriorated flooring or floor supports. SCC Section 49.10.1003(2) <b>Details: HOLE IN THE FLOOR INSIDE OF THE LIVING ROOM.</b> <b>Memo:</b> Hole in the floor inside the living room by the front entry. The hole is completely through all wood floor members and floor coverings.  Front entry ceramic floor tiles are broken and in disrepair, tile surfaces may be considered a hazard.  Flooring materials have deteriorated inside of the utility room, floor cover is no longer a waterproof covering.
South Bedroom	06/08/99	(B-05)- Uncleanliness. SCC Section 49.04.402(G) <b>Details: This room has a distinct odor requiring rehabilitation.</b>

# Housing & Dangerous Buildings

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<u>Room/Area</u>	<u>Insp Date</u>	<u>Description</u>
Structure Additions	06/08/99	(B-28)- <b>Details:</b> <b>Additions to the property do not meet min. code requirements</b>  Memo: Additional areas constructed to the existing structure appear to have been built with substandard building techniques and methods. The utility room has been constructed beside an interior bathroom, with the bathroom window opening into the utility room, inhibiting adequate ventilation. The utility room drainage line lacks a proper vent and a proper P-trap. South side bedroom does not have minimum egress requirements, and appears to have been built over plumbing drain lines which appear to have backflowed into the room at some time in the past. This has caused an insanitary condition to exist within this room. Room located on the interior of the structure described to the building inspector as a bedroom does not have direct egress to the exterior of the building, and does not meet minimum code requirements for light and ventilation. Ceiling height inside of the bathroom, the area adjacent to the bathroom, and the hallway on the west side of the structure leading to the bathroom does not meet minimum ceiling height requirements of the building code.
Utilityroom-Exterior	06/08/99	(B-17)- Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors including broken windows or doors. SCC Section 49.10.1008(2) <b>Details:</b> <b>Broken window inside of th utility room.</b> Memo: Structure has broken glass inside of the window frame located in the utility room.  The structure has deteriorating eaves, facia boards, exterior trim, and unpainted wood surfacsm. Exterior surfacess lack maintenance.
Bathroom	06/08/99	(E-05)- Insufficient outlets or unapproved cord wiring. SCC Section 49.07.702 <b>Details:</b> <b>Bathroom electrical outlet functions only when light is on.</b>

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<u>Room/Area</u>	<u>Insp Date</u>	<u>Description</u>
Elec. Service Panel	06/08/99	<p>(E-01)- Unsafe electrical service equipment. SCC Section 49.07.702</p> <p><b>Details: Properly label all circuits inside of the entrance panel.</b></p> <p>Memo: Properly seal all unused openings on all electrical service equipment.</p> <p>Properly support all electrical raceways located on the west side of the structure, attached to the service entrance panel.</p> <p>Condulets attached to the service entrance panel have been improperly installed. Condulets have the access opening imbedded into the exterior plaster siding materials.</p>
General	06/08/99	<p>(E-03)- Faulty equipment or wiring presenting a hazard to personel or property. SCC Section 49.10.1005</p>
General	06/08/99	<p>(E-05)- Insufficient outlets or unapproved cord wiring. SCC Section 49.07.702</p>
General	06/08/99	<p>(E-06)- Inadequate electrical service or distribution. SCC Section 49.07.702</p>
Interior/exterior	06/08/99	<p>(E-02)- Exposed conductors, wire joints or energized equipment. SCC Section 49.07.702</p> <p><b>Details: Back porch light fixture is missing,exposing the conductors.</b></p>
Outside Of Bathroom	06/08/99	<p>(E-03)- Faulty equipment or wiring presenting a hazard to personel or property. SCC Section 49.10.1005</p> <p><b>Details: Wiring deficiencies detected at the elctrical receptacle.</b></p> <p>Memo: Inside of the interior room described to the inspector as a bedroom, overhead light fixture does not work properly, wiring cicuitry deficiencies.</p>
Interior	06/08/99	<p>(M-01)- Provide approved type and installation of room heater which will maintain a temperature of (70) seventy degrees three (3) foot above the floor. SCC Section 49.07.701</p> <p><b>Details: Thermostat for the furnace is broken, cover is missing.</b></p> <p>Memo: Additional inspection of the heating equipment will be required. Proper access to the equipment must be provided.</p>

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Kitchen	06/08/99	(M-08)- Other requirements. / <b>Details: Cooking stove is required to be in an operational condition.</b>
Roof Heating Unit	06/08/99	(M-04)- Provide approved installation, and access for the HVAC unit. SCC Section 49.10.1007 <b>Details: Complete inspection of the mechanical equipment is required</b> Memo: Provide access to the roof for proper inspection of the mechanical equipment.
Utility Room	06/08/99	(M-07)- Provide approved material and installation of dryer duct. SCC Section 49.10.1007 <b>Details: Dryer lacks approved vent.</b>  Memo: Electrical outlet located on the kitchen countertop by the sink, Electrical outlet is improperly installed. Outlet is approx. 1" back from the protective cover. Switch at the kitchen bar area lacks a proper cover. Front bedroom, outlet box inside of the bedroom is not properly secured, and lacks a proper cover. Interior room described to the inspector as a bedroom, wall outlet without a proper cover. Back bedroom, broken cover on a wall outlet.
Backyard/bathroom	06/08/99	(P-03)- Provide approved method for installation, and/or maintenance of potable water system. SCC Section 49.10.1006 <b>Details: Broken PVC water line leaking onto the surrounding area.</b> Memo: Bathtub handles are broken requiring repair or replacement.
Exterior	06/08/99	(P-05)- Provide approved method for installation, and/or maintenance of dwv system (drain, waste, and venting). SCC Section 49.05.521 <b>Details: Exposed ABS plmbg vent, unable to determine for what purpose.</b> Memo: The use of ABS materials are not allowed to be exposed on the exterior of a structure. The purpose of the vent on the west side of the building must be determined through proper inspection of the installation after an excavation has been made by the property owner.

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Utility Room	06/08/99	(P-06)- Provide approved P-traps for all plumbing fixtures. SCC Section 49.05.521 <b>Details: Utility washing machine drain lacks a proper P-trap</b> Memo: Leakage is occurring under the bathroom sink. This condition appears to be caused due to the P-trap.
Water Heater	06/08/99	(P-09)- All gas appliances shall be approved type and installed in an approved manner. SCC Section 49.10.1007 <b>Details: Water eater installation does not meet minimum code requir.</b> Memo: Water heater deficiencies: gas vent does not meet minimum length requirements.  Pressure and temperature releif valve does not terminate in an approved manner.  Gas shut off valve is not installed in a manner allowing proper access.  Water heater must be properly restrained for seismic activety.

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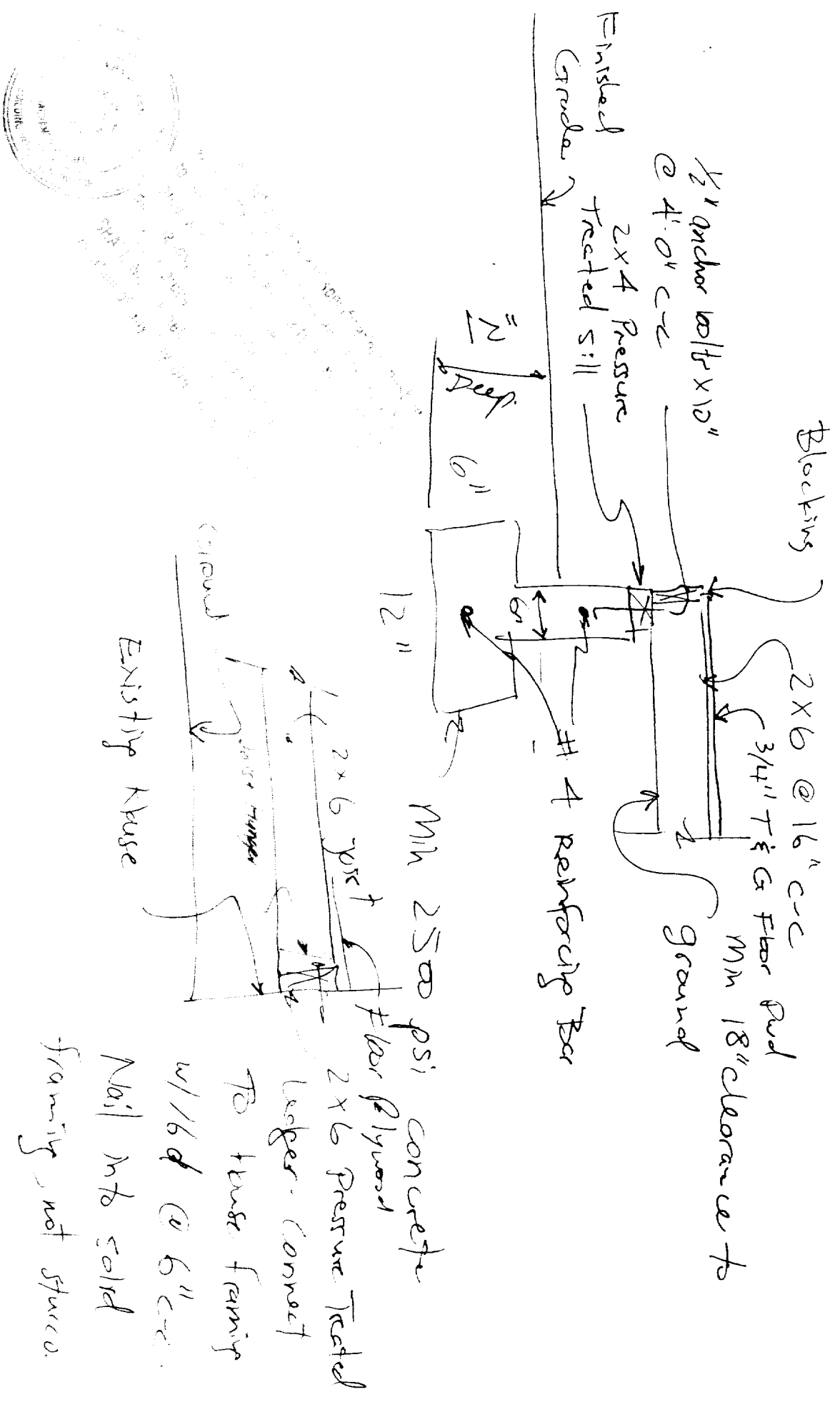
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Blockings

1/2" anchor bolts x 10"  
@ 4' 0" c-c

2x4 Pressure  
Treated Sill

24"  
Deep

6"

12"

#4 Reinforcing Bar

2x6 @ 16" c-c  
3/4" T & G Fiber Board  
MIN 18" clearance to  
ground

Existing Truss  
2x6 joist  
Ground

MIN 2500 psi concrete  
#4 Reinforcing Bar  
2x6 Pressure Treated  
ledges connect  
to truss framing  
w/ 1/6 d @ 6" c-c  
Nail into solid  
framing, not studs.



**CITY OF SACRAMENTO  
DEPARTMENT OF NEIGHBORHOODS, PLANNING AND DEVELOPMENT SERVICES  
BUILDING INSPECTIONS DIVISIONS  
RESIDENTIAL PLAN CHECK**

PLAN CHECK #:

JOB ADDRESS:

DATE:

These sheets, when attached to a set of plans, become a part of those plans and must remain attached thereto. The items listed below, when circled, must be complied with as items noted on plans. The approval of this plan and specification shall not be held to permit or approve the violation of any city ordinance or State law.

**1. BUILDING CODE REQUIREMENTS**

1. Place 4" of well graded crushed rock under dwelling slab floors (3/8" minimum to 1 1/2 inch maximum).
2. Expansive soils (special foundation requirements). See note on plan. See attached soils report on plan.
3. When required, all bolts, all hold downs and other foundation hardware shall be installed at foundation inspection.
4. All bearing walls supporting a second floor must rest on a continuous footing.
5. Provide 1 square foot of screened opening (1/4" mesh) per 150 sq. ft. of underfloor area.
6. Provide 18" by 24" access to underfloor area. Accessible underfloor clearance shall not be obstructed by pipes, ducts or other construction.
7. Foundation cripple walls must be braced as per bracing requirements of UBC.
8. Stud size, length, and spacing shall conform to UBC.
9. Provide post base and post cap connections.
10. Provide Weep screed foundation plate line on all exterior stucco walls.
11. Plywood roof sheathing at overhangs or soffits must be of exterior type.
12. Roof overhang, including gutter, cannot project more than 24" into side yard.
13. Property line walls for zero clearance to be one hour construction.
14. Install materials for one hour construction on garage side of common wall and/or ceiling with dwelling with dwelling. Protect all supportive beams and posts.
15. Door between R-3 (dwelling) and U-1 (garage) to be 1 3/8" solid core, self closing and tight fitting. Stairways shall meet minimum requirements as follows: Maximum rise 8", run (tread) 9", handrail 34" to 38" above nosing, minimum stair width 36" and minimum headroom 6' and 8".
17. Usable storage space under stairways shall be of one hour construction.
18. One operable window in each sleeping room must have a minimum net clear opening width of 20", a minimum net clear height of 24" and a minimum net clear of 5.7 sq. Ft. in that opening. Window sill height shall not exceed 44" above the finished floor.
19. Ventilation for bathrooms, laundry rooms and laundry areas to have 1/20th of floor area in operable window area with a minimum size to 1 1/2 sq. ft. or provide a fan vented to the exterior. Fan to be on a separate switch.
20. Provide attic ventilation. Concealed space between rafter and ceiling joist shall be ventilated unless solidly insulated.
21. Provide truss calculations and layout drawing.
22. Provide an approved 120 volt smoke detector above stairways and at access to bedrooms, on each floor, and in vaulted areas, and in each bedroom.
23. Masonry chimneys shall be fastened at the plate line to the structural framework of the building with 2 1/2" bolts per strap.
24. Chimneys shall terminate with a 14 gauge 3/4" mesh or 12 gauge 1" mesh galvanized spark arrester 2" above the flue liner.

II. ELECTRICAL CODE REQUIREMENTS

- 25. Electrical meters shall have a minimum of 30" wide and 36" deep clear working space in front of equipment. Install UFER ground per NEC requirements. VERIFY THE SERVICE LOCATION WITH SMUD.
- 26. Service equipment and panel boards shall not be located in closets, lavatories, or under stairways.
- 27. Electrical receptacles in habitable rooms shall be placed a maximum 12' apart, 6' maximum from any door opening and any wall space wider than 2". In kitchen and dining area, any counter wider than 12" separated by ranges, ovens, sink, refrigerator etc., shall be provided with a receptacle.
- 28. Provide two evenly balanced 20 amp, small appliance branch circuits for the receptacles in kitchen, pantry, dining and breakfast areas.
- 29. Provide one 20 amp circuit for dishwasher and disposal.
- 30. Provide at least one outside weatherproof, 120 volt G.F.C.I. protected receptacle.
- 31. Provide G.F.C.I. protection to all 120 volt, 15 & 20 amp receptacles installed outdoors, in bathrooms, in garages, in basements, and within 6' horizontally of a kitchen sink.
- 32. Provide G.F.C.I. protection to hydromassage tubs.
- 33. Recessed lighting fixtures installed in insulated ceilings must be I.C. rated and thermally protected.
- 34. Single wall fixtures required to be boxed in.
- 34. Surface mounted lighting fixtures in closets must be a minimum of 12" from storage areas. Flush mounted fixtures must be a minimum of 6" away.
- III. PLUMBING/MECHANICAL CODE REQUIREMENTS
- 35. All heating and cooling units creating a glow or flame installed in a garage must be raised on a stand so the glow or flame is minimum of 18" above the floor. Provide a protective barrier, 3" or larger steel pipe 30" high, concrete filled for hot water heater units and heating units in garage in line with car storage.
- 36. Water heaters having non-rigid water connections and over 4' in height shall be anchored or strapped.
- 37. Access doors to enclosed water heaters shall be a minimum of 24" wide.
- 38. No mechanical equipment shall be located in the side yard setback area which will not meet the minimum noise ordinance requirements (55 dcb's 1' inside adjacent properties at 3' to 5' above ground.
- 39. Furnace and water heater installations must comply with UMC and UPC requirements.
- 40. Fireplace gas valves must be located outside of the required hearth area but not more than 48".
- 41. All hose bibs must have an approved anti-siphon device.
- 42. Dryer vent 14' total length.
- 43. Provide 2 X 6 minimum wall construction where 3" ABS pipe is installed. Comply with requirements of UBC for notching requirements.

Note: Electrical, plumbing and mechanical work is not thoroughly checked on plan check review and will be subject to field inspection.

PERSONAL SAFETY BUILDING CODE

October 21, 1984

MEMORANDUM

SUBJECT: Personal Safety Building Code

As of the date of this memo, all new dwellings, half-plexes, and duplexes must comply with the personal safety building code, to wit:

1. All building numbers and street addresses shall be clearly visible from all public or private access streets. The streets and building numbers shall be no less than four inches in height and of a contrasting color to their background.
2. All entry doors shall be of the solid core type and be equipped with a single cylinder deadbolt lock meeting the following minimum standards:

a) The bolt shall have a throw of at least one inch and be constructed so as to repel cutting tool attack.

b) The cylinder of the deadbolt shall be equipped with a guard designed to repel attack by prying or wrenching.

c) The deadbolt shall be of the pin tumbler type with a minimum of five pins for a maximum of two entry doors only. Additional entry doors may be fitted with keyless deadbolts.

d) Double cylinder deadbolt locks may be used only in accordance with the Uniform Fire Code.

3. Each exterior door hinge shall be secured with a minimum of two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the frame to which the hinge is attached.

4. The strike plates designed to receive the deadbolt locks shall be constructed of a minimum 16 U. A. gauge steel, bronze or brass and shall be secured to a wood jamb with not less than two (2) number eight screws which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached. Strike plates attached to metal jambs shall be secured with a minimum of four (4) number eight machine screws.

5. Sliding door and window assemblies shall be so designed that the door or window cannot be lifted from the track when the door or window is in the closed position.

6. Sliding door assemblies shall have an auxiliary locking device permanently mounted on the interior and which is not accessible from the exterior.

7. All primary egress doors shall be so equipped as to provide the occupant with a clear view of that area immediately outside the door. This view may be provided by a one-way door viewer designed to provide a 180° field of view. Such viewers shall not be mounted in excess of 54 inches from the interior floor.

An additional requirement of this ordinance is that all above items are retroactive for all non-owner occupied living units (dwellings, half-plexes, duplexes, etc.) and must comply by June 1, 1985.

Ord. #84-056, Eff. 10-21-84  
Add to Chap. 9, Art. XXIII



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

Min 36" required

REAR

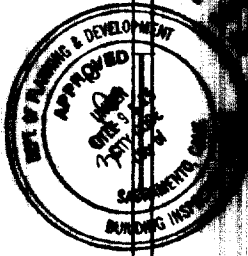
5'-0"

5'0 x 6'8  
GLASS DOOR

3'0 x 2'0

4'0 x 4'0

This plan and specifications must be kept on file and it is unlawful to alter or vary from the permission from the Division. It is held to permit or approve the City Ordinance of State Law.



KITCHEN

UTILITY

WASHER DRYER

TUB/SHOWER

BATHROOM

BEDROOM # 1

SMALLER ROOM IS REQUIRED WHEN REPAIRS OR ADDITIONS ARE IN EXCESS OF \$1,000 OR MORE OR MORE SLEEPING ROOMS ARE CREATED (GROUP R-3)

HALLWAY 9'-6"

BEDROOM # 2

7'-9" CLOSET

7'-2" CLOSET

BEDROOM # 3

PORCH

6'0 x 4'0

4'-9"

15'-3"

6'-3"

12'-5"

FRONT

LEFT

21'-0"

PROPERTY LINE

PROPERTY LINE

DATE 12-20-99

SCALE 1/4" = 1'-0"

PROJECT: 3160 22<sup>ND</sup> AVE SACRAMENTO-CA.

KEYNOTES (N) = NEW WALL  
(C) = CONDITION TO BE NOTED