

CITY OF SACRAMENTO

Permit No: 9811863

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 3717 PINELL ST SAC

Sub-Type: NOTHR

Parcel No: 2520131007

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

STEVE BARNETT

Nature of Work: INSPECT UNPERMITTED WORK:DECK, LV RM, GAR. CONVERSION.
PANEL INSP. NOW UNDER THIS 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.

X License Class L License Number 285555 Date 12/1/98 Contractor Signature Steve W. Barnett

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 abovementioned property for inspection purposes.

X Date 12/1/98 Applicant/Agent Signature Steve W. Barnett

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.

X Date 12/1/98 Applicant Signature Steve W. Barnett

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 Development Services Division
Planning and Zoning Information Request**

Project Address: 1117 Franklin St

Assessor's Parcel Number: 122-0121-001

Current Land Use: V.S.

Description of Request/Proposed Use: REZONING

Zoning Designation: R-1

Prior Applications for Project Site(P#,Z#,DRPB#): 298-116 / ER98-099

Comments: Complete set of approval
plans must be
submitted with

Are There Any Planning Issues?: (Circle One) ~~YES~~ NO Done

Site Plan Check Required? (Circle One) YES ~~NO~~

Design Review/ Preservation Required?: (Circle One) YES ~~NO~~ Done

Planning Review by/Date: [Signature] 12-1-98

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, October 28, 1998, the Zoning Administrator approved with conditions variances to allow a garage conversion and previous additions to an existing house exceeding lot coverage and paving coverage to remain for the project known as Z98-116. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

- Request:
1. Zoning Administrator Variance to allow an existing converted garage into additional living space to remain and provide a ten by twenty foot parking pad within the front yard setback area for a single family residence on 0.14± developed acres in the Standard Single Family (R-1) zone.
 2. Zoning Administrator Variance to allow existing structures to remain that exceed the allowed 40 percent total lot coverage by 1.5 percent (491 square feet).
 3. Zoning Administrator Variance to allow existing paving that exceeds the allowed 40 percent paving in the front yard setback area by 4 percent (51 square feet) for a total of 551 square feet of paving.

Location: 3717 Pinell Street (D2, Area 4)

Assessor's Parcel Number: 252-0131-007

Applicant: Steve and Lulie Barnett
2104 Winafred Street
Sacramento, CA 95825

Property Same as applicant
Owner

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento
Community Plan Designation: Residential (4-8 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	28.5'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	3'
West: R-1; Single Family Residence	Rear:	15'	20'
Property Dimensions:	50 feet x 120 feet		
Property Area:	0.14± acres		
Square Footage of Buildings:	Existing structures-	2,491.5 square feet	
Height of Building:	Single Story		
Exterior Building Materials:	Wood Siding		
Roof Materials:	Composition Shingles		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant is requesting to allow a previously converted 672 square foot garage to remain. The space was converted into bedrooms. The applicant proposes to park in the existing driveway for the garage which is in the front yard setback area. The parcel is an interior lot and the existing house extends to each side yard setback. The Zoning Ordinance allows a garage to be converted if a ten foot by twenty foot parking pad is provided outside of the front setback area. There is no way to locate a pad out of the setback area for this site the way it is developed. The applicant is requesting a variance to locate the parking pad in the front yard setback area.

There are numerous structures on the site, some constructed with building permits and others without building permits. The combined total square footage of all structures is 2,491 square feet which is 41.5 percent lot coverage. The Zoning Ordinance permits a maximum of 40 percent lot coverage. The applicant is requesting a variance to allow the structures to remain.

The driveway and front patio cover 551 square feet of the front yard setback with concrete which exceeds the allowed 40 percent paving coverage as stated in the Zoning Ordinance. The applicant is requesting a variance to allow the concrete to remain.

The site is located within the expanded Design Review Area and the project was reviewed and approved. The project has been noticed and staff has not received any calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Sections 15305(a)).

Conditions of Approval

1. There shall be no further expansion of the house or any other structure.
2. The applicant shall obtain all necessary building permits to legalize all structures.
3. The applicant shall obtain appropriate Design Review approval for any exterior modifications.
4. There shall be no more concrete placed in the front setback area.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood, and
 - b. the structures and paving are existing with adequate open space remaining.
2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variances would be and have been granted to other property owners facing similar circumstances.
3. Granting the variance requests do not constitute use variances in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. there is adequate front and rear yard area;
 - b. there is a parking space for one vehicle;
 - c. there is no way to provide an accessible parking pad out of the front setback area without demolishing a part of the house;
 - d. the lot coverage is not excessive and adequate open space is available; and
 - e. the paving in the front yard is existing and is primarily used for a walkway and porch area.
5. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-8 du/na) and

Residential (11-15 du/na) respectively.

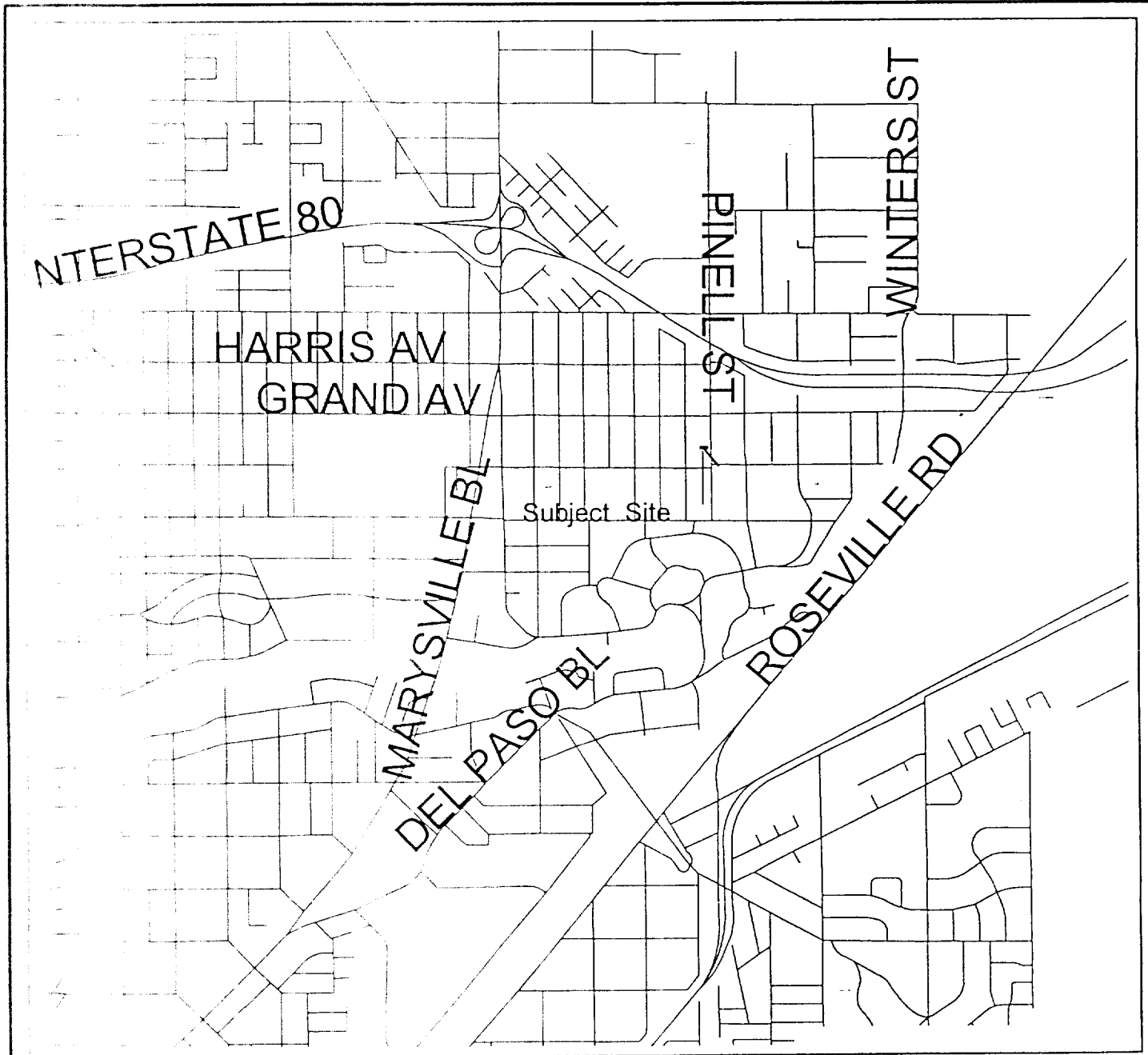



Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

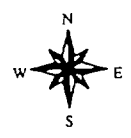
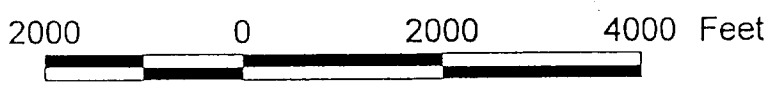
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

File Applicant ZA Log Book

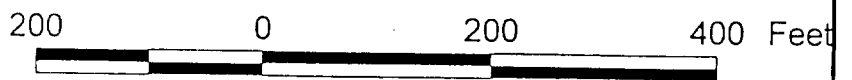



Neighbors, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



Neighborhoods, Planning
And Development Services
Department

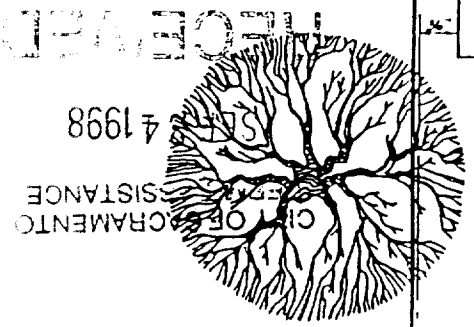
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LAND USE AND ZONING



17

911-116

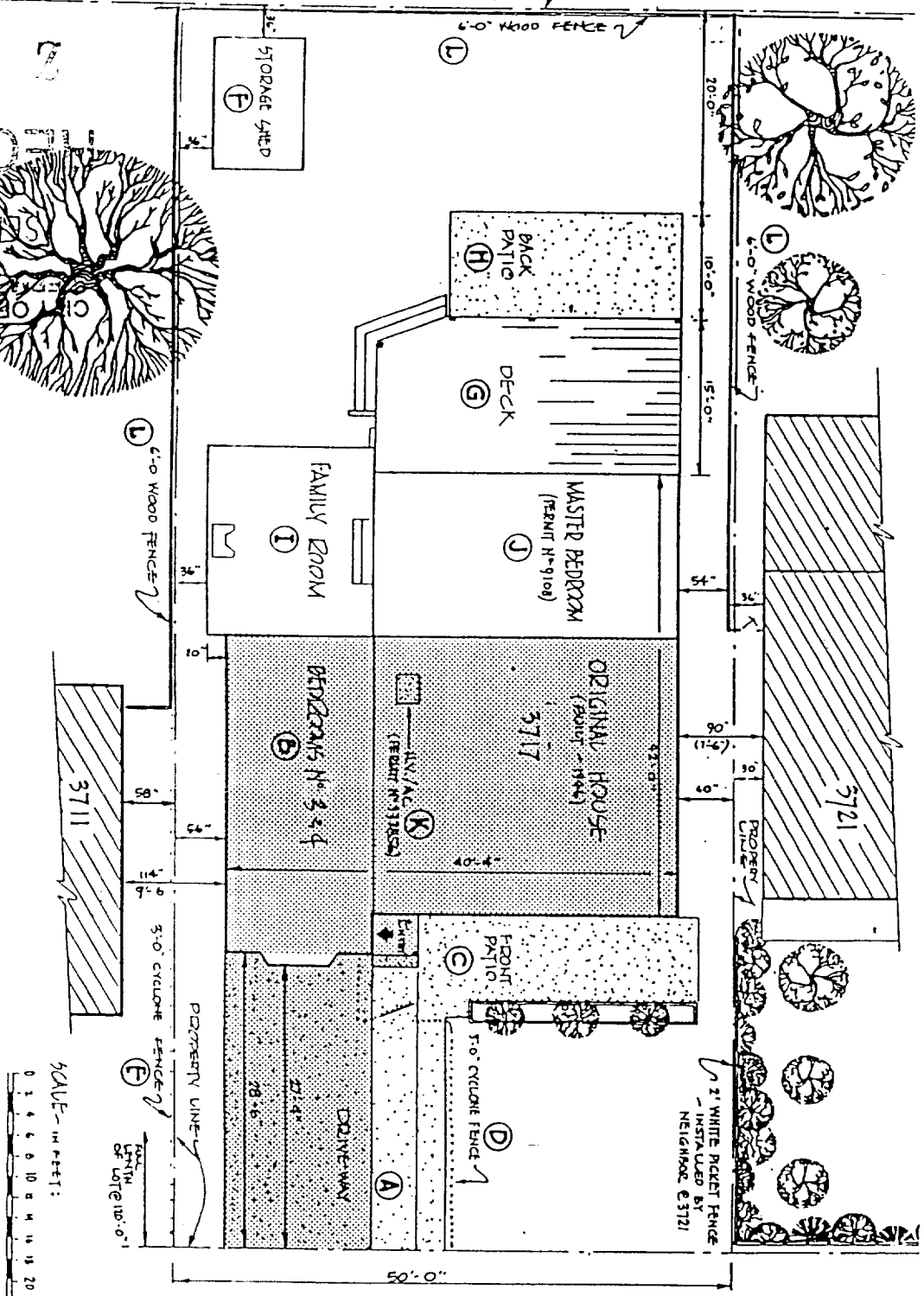


ALLEYWAY

PROPERTY LINE

• PLOT PLAN - 3717 PINELL STREET
 LOT #17, EAST DEL PASO HEIGHTS, CHINA ADOBE REFUGES EXISTING AS OF NOV 10, 1977
 REQUEST FOR LEVEL 2 VARIANCE

SCALE - IN FEET:
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20



PINELL STREET

- LEGEND:
- ▨ ORIGINAL HOUSE - BUILT 1944
 - ➔ REQUEST FOR LEVEL 2 VARIANCE AS FOLLOWS:
 - ① NEW FRONT PORCH/SCREENED PATIO
 - ② GARAGE SHED TO EXIST AS EXISTING
 - ③ 1980 NEW 1987 RECONSTRUCTION
 - ④ GARAGE DRIVEWAY GARAGE AND PORCH/SCREENED PATIO (REPLACE EXISTING PORCH/SCREENED PATIO & GARAGE)
 - ⑤ FRONT PATIO - NEW CONCRETE PATIO TO EXIST AS EXISTING
 - ⑥ 1st FLOOR PATIO (REPLACE EXISTING PATIO) TO EXIST AS EXISTING
 - ⑦ 2nd FLOOR PATIO (NEW PATIO) TO EXIST AS EXISTING
 - ⑧ 2nd FLOOR PATIO (NEW PATIO) TO EXIST AS EXISTING
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Steve Barnett
 3717 Pinell St
 Saacramento, CA

City Correction Notice Chronology

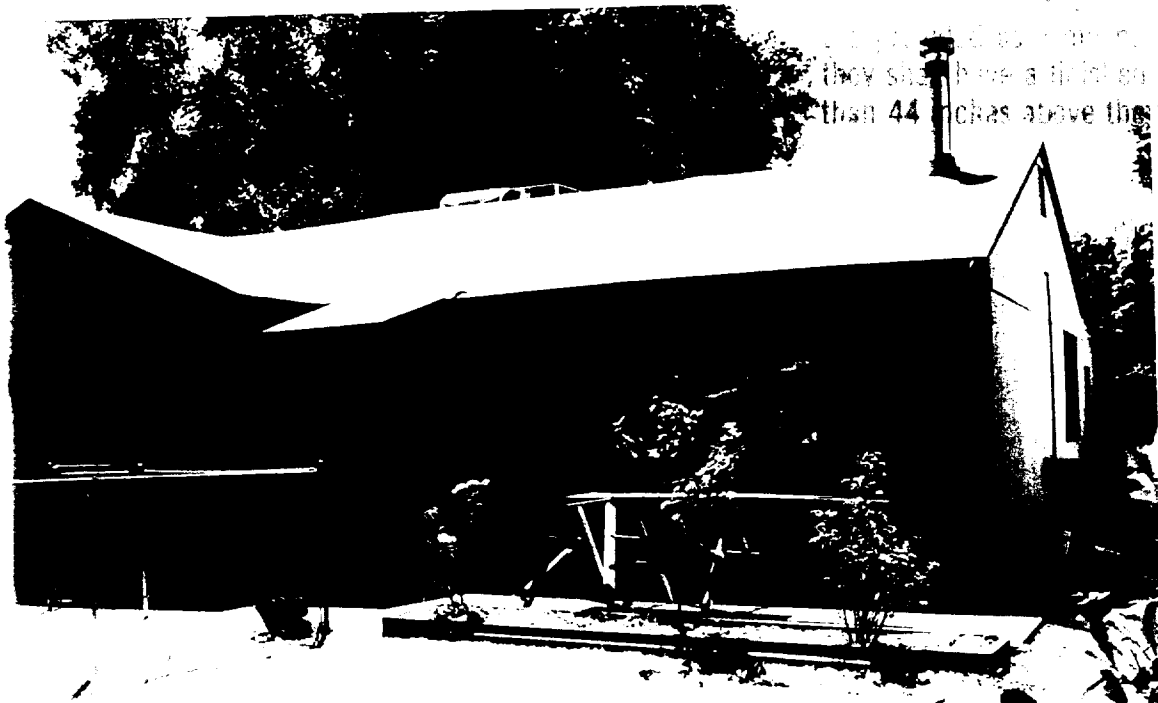
<u>Date:</u>	<u>Inspector:</u>	<u>Type:</u>	<u>Status:</u>	<u>Description:</u>
5/19/98	D.Verga	E	done	<ol style="list-style-type: none"> 1 Provide docs/permits and inspections for all existing work 2 patio cover, garage conversion, additions 3 design review approval for exterior 4 leave work uncovered 5 work exceeds current permit
12/10/98	D.Verga	B,P,M,E	done	<ol style="list-style-type: none"> 1 Too many code violations to list 2 6" min req. between earth/wood siding at conc. 3 provide egress windows at bedrms 4 moisture barrier required at slab in lv rm. <i>Moisture barrier needed</i> 5 smoke detectors at hallways 6 verify insulation in all areas 7 verify window flashing 8 verify footings at addition 9 provide plans/details deck and patio cover 10 provide attic ventilation and access 11 overhang on family room 1" into setback 12 bearing studs to run plate to plate 13 provide screened enclosure at exterior under floor 14 verify length of new tails at front overhang 15 provide access to all areas off attic space <p><i>Flash Backdown 11.1.00</i></p> <p><i>Friday 11.10.99</i></p>
12/15/98	D.Verga	E	done	<ol style="list-style-type: none"> 1 add receptacle to front bedrm 2 rewire kitchen exhaust hood/delete cord 3 move sump pump from front of electrical service 4 provide bonding jumper across dielectric unions under floor 5 install GFI receptacle to family room 6 install junction box at corner front side of family room 7 in attic. (a) provide running boards to protect romex; (b) open junction box; (c) romex sheath cut back exposed areas; (d) staple romex
12/15/98	Buckberger	P,M	done	<ol style="list-style-type: none"> 1 remove pvc water line N side house; install under house 2 replace kitchen sink T connection; use long sweep 90 for verticle to horizontal 3 provide cleanout for washing machine waste

3117 PINELL STREET - EXTERIOR

PHOTO TAKEN 5-20-98

PAGE 3

ER 90 019



They shall have a height not more than 44 inches above the floor

• NORTH/EAST

FRONT:
EAST
FACING
PINELL

SIDE:
RIGHT SIDE:
FACING
NORTH

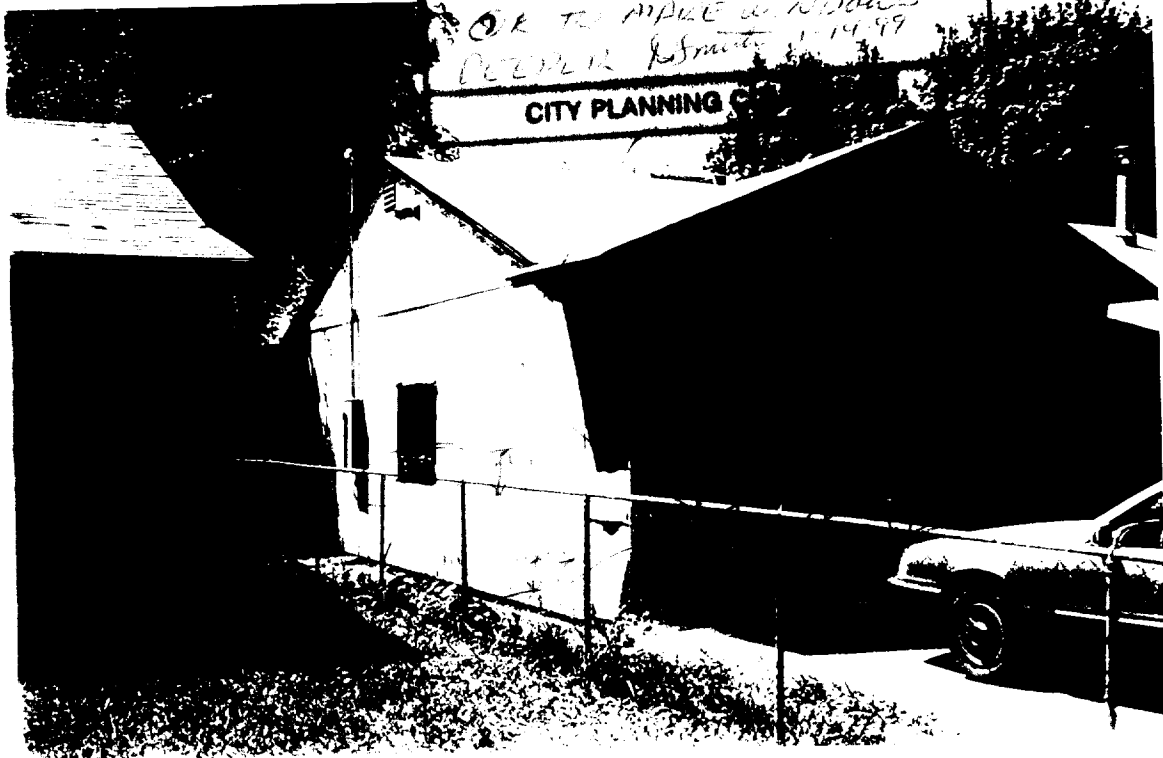
Zoning approval does not authorize use of any building not complying with the City Building Code. Before occupying any existing building the applicant must obtain approval from the Building Inspection Division.

NOTE REPLACEMENT NEW UNPAINTED (SHOWN) MATCH ORIGINAL/EXISTING ORIGINAL/EXISTING: PAINTED

OK TO MAKE WINDOWS PERMITS 1-14-99

CITY PLANNING

BEDROOM #2 (WINDOW)



• SOUTH/EAST

FRONT:
EAST
FACING
PINELL

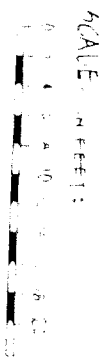
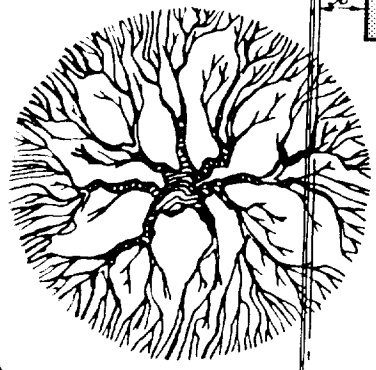
REV 70 90 110 6 5 K

6-22-98

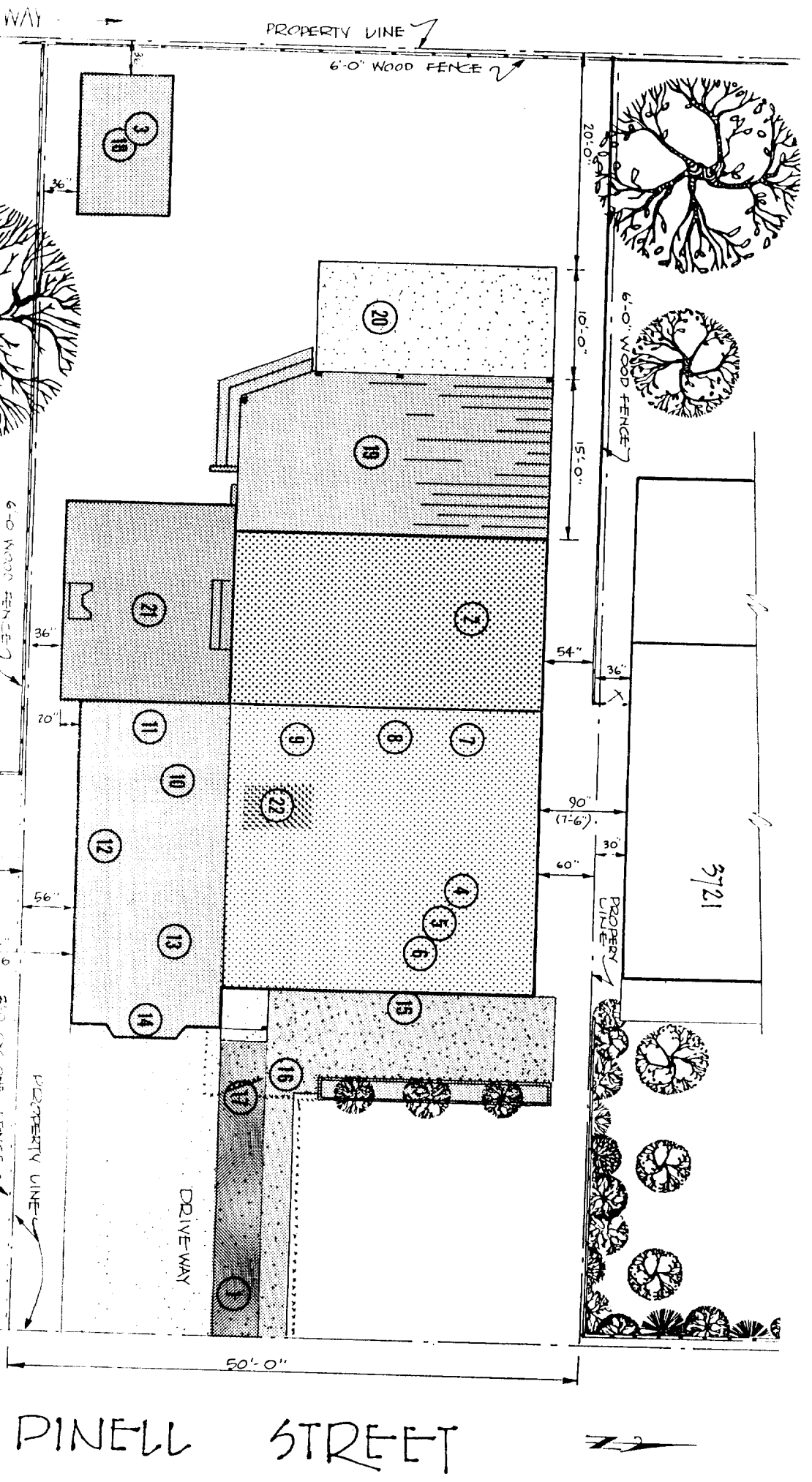
SEE DETAIL LEGEND

CONSTRUCTION CHRONOLOGY - 3717 PINELL ST.

ORIGINAL HOME BUILT IN 1946 - ADDITIONS THROUGH OCTOBER 1993



SCALE IN FEET:
0 5 10 15 20




PINELL STREET


3717 PINELL STREET CONSTRUCTION CHRONOLOGY

LEGEND

"BASED ON PERMITS, NEIGHBORS & OBSERVATION"


1945-1947 : NEW HOME BUILT (LOT NO. 7 EAST
DFL PAVED LOTSITE.)

1970 :  DATE UNKNOWN, APPROX 1970:
COMPLETE SETBACK TO WIDEN DRIVEWAY. ①
AND COMPLETE SLABS IN BACKYARD.

1975 :  PERMIT NO. 9108 - ROOM ADDITION

1978 : ② NEW DEN-STUDY-DINING ROOM

③ BUILD NEW STORAGE SHED

6-1983 :  INTERIOR MODIFICATIONS:

1120
1973

④ ENLARGE LIVING ROOM - REMOVE
EXISTING BEDROOM #2 WALL,
INSTALL NEW FLOORS ETC.


⑤ BUILD NEW OPEN HEARTH
FOR WOOD BURNING STOVE.

⑥ INSTALL FRANKLIN WOOD
BURNING STOVE, FLUE ETC.

⑦ MODIFY BEDROOM #1

⑧ MODIFY BATHROOM

⑨ MODIFY KITCHEN - NEW FACELIFT

 GARAGE CONVERSION

⑩ BUILD NEW BEDROOM #2 -
NOW MASTER BEDROOM

⑪ MODIFY EXISTING BATH #1
ROOM INTO NEW WALK-IN
CLOSET & LINEN, ETC.

⑫ BUILD NEW BATHROOM #2

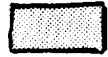
⑬ BUILD NEW BEDROOM #3

⑭ INSTALL NEW BAY WINDOW IN
PLACE OF GARAGE DOOR.

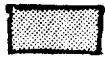
LEGEND (continued)

CONSTRUCTION CHRONOLOGY (CONTINUED)

4-1983
1980
7-1983
CONSTRUCTION



- FRONT FACE LIFT:**
- (15) INSTALL NEW SIDING ON NORTH-EAST WALL TO MATCH GARAGE CONVERSION.
 - (16) NEW CONCRETE "FRONT" PATIO WITH PLASTER BOX - PLUS CONCRETE STRIP ALONG DRIVEWAY.
 - (17) INSTALL NEW CYCLONE FENCE.



- NEW ADDITION - DECK**
- (3) PRIOR TO CONSTRUCTION - MOVE STORAGE SHED FROM BEHIND NEW ADDITION - TO REAR ON SOUTH-WEST SIDE OF YARD.
 - (19) ERECT NEW "COVERED" REDWOOD DECK



- NEW ADDITION - PATIO**
- (20) NEW CONCRETE "BACK" PATIO ADJACENT TO NEW DECK.



- NEW ADDITION - FAMILY ROOM**
- (21) NEW FAMILY ROOM CEIL EXISTING SLAB + FIREPLACE.



- PERMIT NO. 937856 - A/C**
- (22) INSTALL HEAT PUMP ON ROOF PLUS DUCTS / ELECTRICAL ETC.

4-83
1980
7-83

1-87



MR. & MRS. RAYMOND CAVASO LOSE HOME TO PROTECTORS

11-10-97



MR. & MRS. STEVEN BARNETT PURCHASE HOME.

11-22-97



PERMIT # 971564 R - CLEANUP / PAINT DRY ROT / ELECTRICAL - NO ADDITIONS

RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 258149-FS
Title Order No. 00258149

When Recorded Mail Document
and Tax Statement To:

Steve Barnett and Lulie Barnett
2104 Winafred Street
Sacramento, CA 95825

Recorded in the County of Sacramento
John Dark, Clerk/Recorder



7.00

199711140813 12:43pm 11/14/97

604 11002817 11 03
R02 1 02 DTT Paid 7.00 0.00 0.00 0.00 0.00
0.00 0.00

APN: 252-0131-007

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 41.80 \$104.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Sacramento

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Transamerica Financial Services, a Corporation

hereby GRANT(S) to Steve Barnett and Lulie Bennett, husband and wife as joint tenants

the following described real property in the City of Sacramento
County of Sacramento, State of California:

The North 50 feet of the South 250 feet of the East One-Half of Block 24, as shown on the Official "Plat of East Del Paso Heights Addition No.1," recorded in Book 15 of Maps. Map No. 12, records of said County.

DATED: November 7, 1997

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

FOR

TRANSAMERICA HOME LOAN AS ATTORNEY IN FACT
Transamerica Financial Services

ON NOVEMBER 10, 1997 before me,
JODI HOLMES personally appeared
SHERI A. LUCERO - ASST SECRETARY

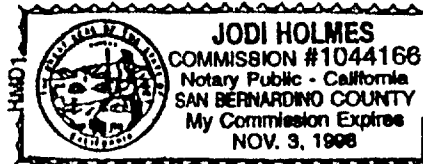
By: *Sheri A. Lucero*
SHERI A. LUCERO - ASST. SECRETARY

By: _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature *Jodi Holmes*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**CITY OF SACRAMENTO - BUILDING INSPECTION DIVISION
SPECIAL PACKAGE D/E FOR RESIDENTIAL ADDITIONS IN CLIMATE ZONE 12
100 TO 999 SQUARE FEET**

NOTE: ADDITIONS OF 100 SQUARE FEET OR L WITH 50% OR LESS GLAZING NEED MEET ONLY APPLICABLE FEATURES OF MANDATORY MEASURES CHECKLIST ON BACK OF THIS FORM.

CERTIFICATE OF COMPLIANCE OF IR ADDITION

Project Title EGALIZE ADDITION & GARAGE CONVERSION Date _____
 Project Address 5117 Pennell
 Total Floor Area Addition 534 sq ft Addition and existing total _____
 Total Glazing Area Addition 64.08 sq ft Glazing removed existing _____

REQUIREMENTS THAT APPLY TO NEW AREA: BUILDING SHELL INSULATION:

COMPONENT	TYPE (BATT OR BLOWN)	100 SQUARE FEET R VALUE MINIMUM	101 - 999 SQUARE FEET R VALUE MINIMUM
Ceiling	<u>Batt / Blown</u>	R - 19	R - 38
Wall	<u>Batt</u>	R - 13	R - 13
Raised Floor	_____	R - 13	R - 19
Shading			
North/South Facing Glazing	0.66 maximum	Enter Shading Device: _____	Enter Shading Device: _____
East/West Facing Glazing	0.40 maximum	Enter Shading Device: _____	Enter Shading Device: <u>SUNSCREENS</u>
Penetration (Glazing)		<u>DOUBLE REQUIRED</u>	U = .75 MAX

Maximum Glazing Area of New Addition 16% (Example: New Glazing (-) Removal of Existing Glazing + Total Area Additional Square Footage)

Thermal Mass: Package D = 20 per cent _____ COMPLETE ATTACHED WORKSHEET
 See Worksheet Package E = 05 per cent _____

NEW HEATING, COOLING OR DOMESTIC WATER HEATING:

Systems installed in conjunction with addition must comply with the appliance standards applicable to new residences. Complete the following standards if new equipment is being installed in conjunction with the room addition; cannot add electric resistant heat:

HVAC SYSTEMS Type (Furnace, air conditioner, heat pump)	Minimum Efficiency (SE, SEER, HSPF)	Duct Insulation	Output (Btuh)	Manufacturer/Model # (Or approved equal)
<u>HEATING SYSTEM</u>	<u>78% / 6.8</u>	<u>R - 4.2</u>	_____	_____
	<u>10.0 / 9.7</u>	<u>R - 4.2</u>	_____	_____

HOT WATER SYSTEMS System Type (Storage gas, etc)	Type Capacity	Manufacturer/Model # (or approved equal)	Special Features
_____	_____	_____	_____

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6, of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features/Remarks section.

Designer or Owner (per Business & Professions Code)

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Steven W. Barnett
 (signature) _____ (date) _____

Documentation Author

Name: _____
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 Telephone: _____
 (signature) _____ (date) _____

Enforcement Agency

Name: _____
 Title: _____
 Agency: _____
 Telephone: _____
 (signature/stamp) _____ (date) _____

Mandatory Measures Checklist: Residential

MF-1R

NOTE: Lowrise 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.

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 framed walls (does not apply to exterior mass walls).		
* §150(d): Minimum R-13 raised floor insulation in framed floors; minimum R-8 in concrete raised 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 California Energy Commission quality standards. Indicate type and form.		
§116-17: Fenestration Products, Exterior Doors and Infiltration/Exfiltration Controls		
a. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.		
b. Manufactured fenestration products have label with certified U-value, and infiltration certification.		
c. Exterior doors and windows weatherstripped; 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 pilots allowed.		
Space Conditioning, Water Heating and Plumbing System Measures		
§110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.		
§150(i): Setback thermostat on all applicable heating systems.		
§150(j): Pipe and Tank Insulation		
1. Indirect hot water tanks (e.g., unfired storage tanks or backup solar hot water tanks) have insulation blanket (R-12 or greater) or combined interior/exterior insulation (R-16 or greater).		
2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater).		
3. All buried or exposed piping insulated in recirculating sections of hot water system.		
4. Cooling system piping below 55°F insulated.		
5. Piping insulated between heating source and indirect hot water tank.		
* §150(m): Ducts and Fans		
1. Ducts constructed, installed and sealed to comply with UMC Sections 1002 and 1004; ducts insulated to a minimum installed value of R-4.2 or ducts enclosed entirely within conditioned space.		
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 78% 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" pipe between filter and heater for future solar heating.		
b. Cover for outdoor pools or outdoor spa.		
3. Pool system has directional inlets and a circulation pump time switch.		
§115: Gas-fired central furnace, pool heater, spa heater or household cooking appliance have no continuously burning pilot light. (Exception: Non-electrical cooking appliance with pilot < 150 Btu/hr.)		
Lighting Measures		
§150(k): 40 lumens/watt or greater for general lighting in kitchens and rooms with water closets; and recessed ceiling fixtures IC (insulation cover) approved.		

Revised January 1992