

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0416571

Site Address: 431 I ST SAC
Parcel No: 002-0010-034

Insp Area: 1
Thos Bros:
Sub-Type: REM
Housing (Y/N): N

CONTRACTOR
OTTO JOHN F
1717 2ND ST
SACRAMENTO CA 95814

OWNER
REA PARTNERS
1722 3RD ST #202
SACRAMENTO CA 95814

ARCHITECT
LPA SACRAMENTO -KEN BAUER
2484 NATOMAS PARK DR #100
SACRAMENTO 95833

Nature of Work: STRUCTURAL REMODEL/ INTERIOR UPGRADE. ---FOR DEMOLITION/STRUCTURAL SEE ACTIVITY # 0416575

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 A, B License Number 178809 Date 6/24/05 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 _____ Applicant/Agent Signature _____ JUN 24 2005

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 MAJESTIC INSURANCE Policy Number C200002519-05 Exp Date 07/01/2005

(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 6/24/05 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.

**Memorandum**

Date: 07/21/05
Attn.: Mr. Ken Bauer
Company: LPA Sacramento

From: John D. Harvey
Re: REA Building Renovation
B&B No.: S02-369.00

RE: Additional Mechanical Penetrations through Concrete Shear Walls.

It has come to our attention that the structural drawings did not show two mechanical penetrations through the Line 3 second floor concrete shear wall. The missing duct openings are situated near Line H and about 9'-6" above finished second floor. The shear wall elevation of this particular shear wall, elevation 1/S4.3, only depicted mechanical openings near line K.

At the openings shown in the elevation, added reinforcing was specified per elevation 1/S4.3. According to Mr. Jim Zlatunich of Otto Construction, similar reinforcing was added around the openings that were not shown. The location of the missing ducts and subsequent additional reinforcing is structurally acceptable.

R.E.A. Building
431 I Street
Sacramento, Ca. 95814
Ph. (916) 930-9501 Fax (916) 930-9504

John F. Otto, Inc.

Ph. (916)441-6870 Fax (916)441-6138

To: Ron Yasui

5/20/2005

From: Jim Zlatunich

Pages 3

This is the approval from the structural engineer on the terminators.

**Facsimile**

Date: 16 May 05
To: Jim Zisch
Company: Otto Construction
Fax No.: 916-930-9504 (site)

From: Eric A. Fuller
Re: REA Building Renovation
B&B No.: S02-369.00
Pages: 1 (including cover)

Jim

Per our phone conversation earlier today, our office is authorizing the use of bar terminators for all conditions on the project that otherwise would be impossible to install. There will inevitably be a number of situations where the combination of new bent bars and existing members with new holes to pass the bars will cause conflict. Bar terminators may be used in lieu of a standard hook for all problematic conditions.

If you have any questions or comments, please call at your convenience.

Thanks





Facsimile

Date:	16 May 05	From:	Eric A. Fuller
To:	Jim Zlamich	Re:	REA Building Renovation
Company:	Otto Construction	B&B No.:	902-369.00
Fax No.:	916-930-9304 (site)	Pages:	1 (including cover)

Jim

Per our phone conversation earlier today, our office is authorizing the use of bar terminators for all conditions on the project that otherwise would be impossible to install. There will inevitably be a number of situations where the combination of new bent bars and existing members with new holes to pass the bars will cause conflict. Bar terminators may be used in lieu of a standard hook for all problematic conditions.

If you have any questions or comments, please call at your convenience.

Thanks





An employee owned company

December 16, 2005
File: 52573

Mr. Jim Zlatunich
John F. Otto Inc.
1717 2nd Street
P.O. Box 2858
Sacramento, California 95814-6214

**Subject: Final Report
Special Inspection and Testing
REA Building
431 I Street
Sacramento, California
City of Sacramento Permit Numbers:
04-16571, 04-16575 & 05-01487**

Dear Mr. Zlatunich:

During construction of the subject project, personnel of our firm provided special inspection services in general conformance with Section 1701 of the Uniform Building Code. These construction observation services were performed from December 1, 2004 through September 2, 2005. The scope of our services consisted of testing and observation for the following items:

- Reinforcing Steel
- Cast-in-place Concrete
- Epoxied Reinforcing Dowels
- Grouted Reinforcing Dowels
- Structural Steel Shop and Field Welding
- High Strength Bolting
- Shotcrete

Based on the construction observations and testing of our representatives, it is our opinion the work observed requiring special inspection was, to the best of our inspector's knowledge, in conformance with the approved plans and specifications. Our services did not include architectural detailing observations such as dimensioning, color, fit, or finish.

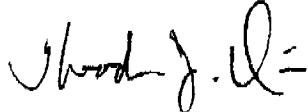
We have performed our services in a manner consistent with the level of care and skill ordinarily exercised by inspection firms practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or

guarantee is included or intended. Our services have been completed within the responsibilities, authority, and legal protection of an agency Deputy Inspector.

If you have any questions regarding the contents of this report or require additional information, please contact this office.

Sincerely,

KLEINFELDER, INC.



Theodore J. Oien
Manager, Construction Materials Testing

TJO:crt

cc: City of Sacramento, Building Department



**WALLACE • KUHL
& ASSOCIATES INC.**

July 22, 2005

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

Rick McVey

John F. Otto, Inc.

1717 Second Street

Sacramento, California 95814

Geotechnical Observation and Testing

REA BUILDING

Fifth & I Street

Sacramento, California

WKA No. 6033.01

As authorized, our firm provided limited geotechnical engineering testing and observation services during helical mini-pile installation and mat foundation installation. The purpose of our work has been to provide this written report concerning compliance of the operations with the provisions contained in our *Geotechnical Engineering Letter Reports* dated September 23 and December 22, 2004 for the project.

Helical mini-piles were installed by Farrell Design-Build Company from May 12, 2005 to June 3, 2005. A total of 78 mini-piles ranging in length from 21 to 85 feet below footing bottoms were installed. Verification of installation to design load values was performed using manually installed shear pins. Based on our limited observation of the mini-pile installation operations it appears construction was performed in general conformance with the April 26, 2005 Helical Mini-Pile Design Submittal.

CORPORATE OFFICE
3050 Industrial Boulevard
West Sacramento
CA 95691
Tel 916.372.1434
Fax 916.372.2565

ROCKLIN OFFICE
500 Menlo Drive
Suite 100
Rocklin, CA 95765
Tel 916.435.9722
Fax 916.435.9822

STOCKTON OFFICE
3410 West Hammer Lane
Suite F
Stockton, CA 95219
Tel 209.234.7722
Fax 209.234.7727

Geotechnical Observation and Testing

REA BUILDING

WKA No. 6033.01

July 22, 2005

Page 2

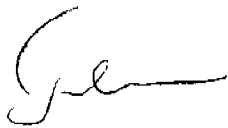
Construction operations for mat foundations consisted of excavation to bottom of footing elevations, moisture conditioning and recompaction of the in-place soils. Compaction of the soils was accomplished with a vibratory plate compactor. Compaction characteristics of the on-site soils for use during nuclear density testing were obtained using ASTM 1557 test standards. Nuclear density equipment was used to obtain field densities and moisture contents of the compacted soils in accordance with ASTM D2922 Method B and ASTM D3017 test standards. Results of compaction tests indicate the areas were compacted to at least 90 percent of the maximum dry density.

In our opinion, the mat foundation excavations were constructed in general accordance with the provisions contained in our *Geotechnical Engineering Letter Reports* and are considered capable of supporting the planned improvements. Construction operations for interior slab-on-grade floor subgrade are currently ongoing and our firm is providing testing of these areas on an on-call basis.

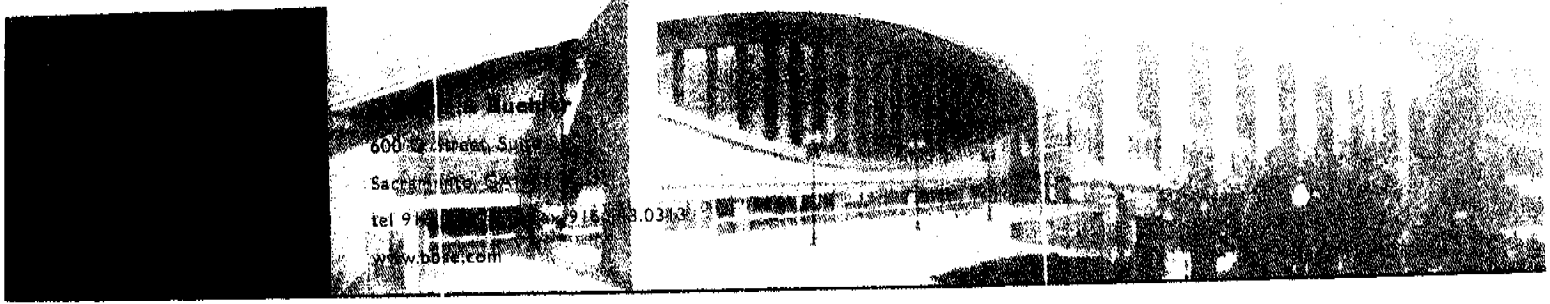
Our firm does not guarantee earthwork construction, nor does our work relieve the contractor of their responsibility for full compliance with project plans and specifications. Our work was conducted in accordance with generally accepted engineering and testing procedures.

If you have any questions regarding this letter, please contact us.

Wallace - Kuhl & Associates, Inc.



Timothy J. Cress
Project Engineer



July 25, 2005

City of Sacramento
Building Department
1231 I Street, Room 200
Sacramento CA 95814

Subject: Railway Express Agency Building
B&B Project No. S02-369.00

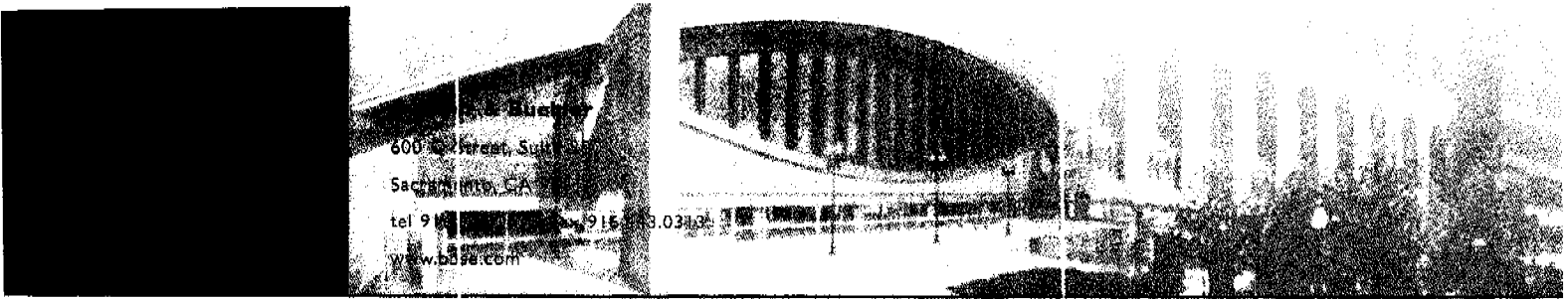
To Whom It May Concern:

Periodic site observations by our office have taken place throughout the course of the subject project. To the best of our knowledge, the workmanship and materials used during construction are in substantial compliance with the requirements of the approved plans and specifications.

Very truly yours,

Patrick E. Vujovich, S.E.
BUEHLER & BUEHLER
Structural Engineers, Inc.





July 25, 2005

City of Sacramento
Building Department
1231 I Street, Room 200
Sacramento CA 95814

Subject: Railway Express Agency Building
B&B Project No. S02-369.00

To Whom It May Concern:

Periodic site observations by our office have taken place throughout the course of the subject project. To the best of our knowledge, the workmanship and materials used during construction are in substantial compliance with the requirements of the approved plans and specifications.

Very truly yours,

Patrick E. Vujovich, S.E.
BUEHLER & BUEHLER
Structural Engineers, Inc.



Microfilm

Al Elmendorf
 C.W.I. 96051191 A.W.S. QC-1 C.W.E. 9706020E
 Welding Inspections, Training & Certifications
 687 Lillycross Dr. Roseville, Ca. 95678
 (916) 784-2422

WELDER & WELDING OPERATOR QUALIFICATION TEST RECORD
 (NOTICE: QC-1 stamp required for authenticity of this document)

Qualification Test Performed

Name Josh Matthew Leake WPS number ASME Sec.IX and AWS D1.1-02
 Identification No. CDL-B4036445 Joint Single-V-groove 60 Degrees
 Date of test 5/24/03 Fillet N/A
 Weld test 6" Pipe Sch 80
 Braze weld test N/A

Essential Variables Qualified by Test:

Material specification type and grade: A53B to Same
 Welding process Shielded Metal Arc (SMAW)
 Method of application: Manual X Semiauto Automatic
 Mode of transfer Globular

Coating material on sheet Yes X No
 Backing material N/A
 Filler metal: F# N/A
 Spec A5.1 Class 6011 & 7018 1/8"

Welding current 19 Volts 10 Amps X deep
 Shield gas used Flux Coated Airco
 Position welded: Flat Horizontal
6G Vertical Overhead
 Progression Uphill @.045

Visual Inspection Results:

	Accept	Reject	Comments
Appearance (size)	X		
Required joint penetration	X		
Cracks	N/A		
Undercut	N/A		
Other <u>Technique</u>	X		Very Good
Guided Bend Test Results <u>X</u>	Break Tests		Other <u>NDT-UT OK</u>
Type Specimen no.1	Results	Type	Specimen no.2 Results
Face	Pass	Face	Pass
Root	Pass	Root	Pass
Side		Side	

Thickness range qualified 0.187 to Any
 Positions qualified All Positions F.H.V.O.
 Type of joints qualified Plate Groove (CJP) F.H.V.O.
Plate Fillet F.H.V.O. Pipe Butt Groove (CJP) F.H.V.O.
Pipe Fillet F.H.V.O. Box Tubing Groove (CJP) F.H.V.O.
Box Tubing Fillet F.H.V.O. Pipe Single V Groove (CJP)
F.H.V.O.

Signed by Al Elmendorf
 Al Elmendorf (AWS QC-1)



CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 431 I ST DBA: REA BLD Permit No.: 0416571
Building Use: T.I. Occupancy: B
Building Owner: REA PARTNERS Construction Type: _____
Owner Address: SACRAMENTO, CA Sprinkled? Yes No
Portion of Building Occupied: REMODEL Area: _____ Sq. Ft.
AS OF 1/20/06 Date By: (Print) Carolyn Cooper Sign ROBERT LEE CHASE, AIA
CHIEF BUILDING OFFICIAL

[Finaled By: PWC,JBB,PGL,TH,KW]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 431 I ST Permit No.: 0416571
Building Use: OFFICE Occupancy: B
Building Owner: REA PARTNERS Construction Type: _____
Owner Address: SACRAMENTO, CA [X] Yes [] No
Portion of Building Occupied: ENTIRE BLD Area: _____ Sq. Ft.
4/6/07 Carolyn Cooper CARL HEFNER
Date By: (Print) Sign DEPUTY CHIEF BUILDING OFFICIAL

[Finaled By:PWC,KR,PGL,RLB,KFW,TH]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE