

CITY OF SACRAMENTO

Permit No: 0113120

1231 I Street, Sacramento, CA 95814

Insp Area: 1
Thos Bros: 297G4

Site Address: 569 34TH ST SAC
Parcel No: 004-0223-008

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

CONTRACTOR
WES CONSTRUCTION SERVICES
708 34TH ST
SACRAMENTO, CA 95816

OWNER
HARO
569 34TH ST
SACRAMENTO CA 95816

ARCHITECT
JOHN TERRY

Nature of Work: NEW 393-SF BEDROOM ADDN, EXTENSIVE REMODEL, ELECTRICAL, KITCHEN, DRY-ROT, REINFORCE FND. NEW ROOF. (2201-SF TOTAL REMODEL PLUS 393 ADDN).

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 B License Number 584339 Date 2/4/01 Contractor Signature Jessica Haro

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.

Date 12/4/01 Applicant/Agent Signature Jessica Haro

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.

JA 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 STATE FUND Policy Number 046-01 UNIT 0003557 Exp Date 01/01/2002

(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 12/04/01 Applicant Signature Jessica Haro

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.

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 569 34th ST

APN: 004-0223-008 ZONING: R-1

DESIGN REVIEW AREA: _____

PREVIOUS FILES RELATED TO SITE: _____

EXISTING LAND USE: exist. S.F.R.

PROPOSED USE: room addition

COMMENTS: Lot Area = 7176 (Metroscan)

<u>17 x 26.5 = 434</u>	}	<u>2954</u>	<u>Lot Coverage = 40%</u>
<u>14 x 26 = 364</u>			
<u>36.5 x 32.5 = 1186</u>			
<u>13.75 x 30.5 = 419</u>			
<u>14 x 36.5 = 511</u>			
<u>2 x 20 = 40</u>			

DATE: _____ BY: _____

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES

NO

(If yes, circle applications needed below)

.....Staff.....ZA.....Planning Commission.....Design Review.....Preservation Review.....

CONCLUSION: meets setback & lot coverage requirements
as shown on site plan, taking into consideration
substituted rear yard provisions for corner lots & extension
along exist. bldg. lines of non-conforming residential structure;
no future addition possible DATE: 10/10/01 BY: Phil Reed

JOHN TERRY ARCHITECT

May 9, 2002

SACRAMENTO CITY BUILDING DEPARTMENT
1231 I Street
Sacramento, CA 95814

ATT: Jeremiah Zillig, Field Inspector

RE: BASEMENT ACCESS –
569 34th Street, Sacramento CA., 95816

Dear Mr. Zillig;

At the framing inspection of this project today May 9th 2002, one of the items called out as needing correction was for a “basement access that meets correct stair requirements in compliance with **UBC 1004.2.3.2; exception #3**. In addition the requirement to provide for “**proper window area and egress**” Per UBC Section 310.4. The basement in question is an existing area from the original construction mid 1930s.

The use of the word “**basement**” by me on my drawings may not have been appropriate. The original “**space**” has a slab floor and a clear height of 6’-9” to 6’-10” to the underside of the floor joist. This does not meet the requirements of UBC section 310.6 minimum room dimensions. As such this “**space**” does not meet the definition of “**usable habitable space**”, and such does not qualify as “**usable floor area**” as defined in the definition of FLOOR AREA or FLOOR LEVEL under UBC Section 207. Since this does not qualify as usable floor area, it would seem that this space does not meet the definition of “**basement**”, and would not be required to have current stair access. It would be better defined as a crawl area. Its’ original use was for HVAC and water heating equipment, and that use is not changing.

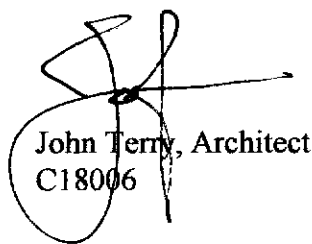
Section 709 of the Uniform Mechanical code states that heating equipment may located in under floor space with access by a “trap door” with no mention of stairs or ladders being required. The Uniform Plumbing Code, Section 511.3 also states that access may be by a trap door also as one of the acceptable access ways, no stairs or ladder listed. Since this space and equipment is not required to have access by stair, the access we are providing does not have to meet the requirements of UBC Sections 1004.2.3.2 nor Section 1003.3.3.

Since this “**space**” is not **usable floor area or habitable space**, the requirement of UBC Section 310.4 for required window access would not apply. This space is not meant to be habitable space, nor used as such.

The original access stairs are about 27" wide, with an 8" tread and 8" plus riser. The head clearance did not meet current stair requirements. This stairway is still in place to the east side of this space. The current access thou not meeting the letter of the current definition of stair, is closer to it than the original design, and as such safer than the original.

For these reasons I feel the work as it has been constructed meets the current intent of the Uniform Building Code. Thank you for your assistance. Please call if you have any questions at 916-325-9483 (office), 916-501-8532 (cell).

Sincerely,



John Terry, Architect
C18006



~~Encl. Two copies of revised architectural drawing blueprints, wet signed~~