CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: **0612484**
Insp Area: 1
Thos Bros: 297E5

Site Address: **1723 26TH ST SAC**
Parcel No: 007-0336-016

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

CONTRACTOR

OWNER
MCBURNEY KATHERINE LEILANI
1723 26TH ST
SACRAMENTO, CA 95816

ARCHITECT

PAID
CITY OF SACRAMENTO
AUG 15 2006
NEW CITY HALL

Nature of Work: BATHROOM REMODEL -REPLACE BATHTUB & ENCLOSURE, GFI OUTLET, MINOR DRY ROT REPAIR- NO STRUCTURAL

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'sAddress_____

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);

X ___ 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:_____

X Date 8/15/06 Owner Signature X K K McBurney

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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

X Date 8/15/06 Applicant/Agent Signature X K K McBurney

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, Ishall 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_____ Applicant 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.

Development Services
We Help Build A Great City

CITY OF SACRAMENTO

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-7622

New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

RESIDENTIAL APPLICATION

1-916-808-5656 OR 1-866-EZ-PERMIT

1723 1/2 26TH ST		1
BUILDING SITE ADDRESS	SUITE	INSP. AREA
		0612484
ASSESSOR'S PARCEL NO.	COMMUNITY PLAN NO.	PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE NO.
LICENSED CONTRACTOR			
KATE MCBURNEY	1723 26TH ST	95816	510 253-7417
CONTRACTOR'S LICENSE NO.:			
PROPERTY OWNER KATE MCBURNEY			
ARCHITECT/ENGINEER			

1	4	COMP	≈1100#		N/A	N/A
No. of Stories	No. of Rooms	Roof Covering	Area 1st Floor	Total Area	Garage Area	Patio Area

THIS PERMIT IS FOR:
☐ BUILDING ☐ MECHANICAL ☐ PLUMBING ☐ ELECTRICAL ☐ SITE ☐ FIRE

NATURE OF WORK IN DETAIL

BATHROOM UPDATE -
- REPLACE EXISTING TUB + ENCLOSURE
- REPLACE TOILET FLANGE
- LEVEL FLOOR + NEW VINYL
- DRY ROT REPAIR - ADD GFI @ SINK

$ 900 —
VALUATION

PBF10008

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Sacramento, CA 95814

North Permit Center
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Sacramento, CA 95834

OWNER BUILDER VERIFICATION

1. Check one below – I or my immediate family (parent, spouse, or child) will perform:

   A - ☐ all the work authorized by this permit.
   B - ☒ a portion of the work.
   C - ☐ none of the work.

   If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

   ☐ all of the authorized work. ☒ a portion of the authorized work.

   Name TO BE DETERMINED Phone _____
   Address _____
   Type of Work BATH UPDATE

   Name _____ Phone _____
   Address _____
   Type of Work _____

   Name _____ Phone _____
   Address _____
   Type of Work _____

   Name _____ Phone _____
   Address _____
   Type of Work _____

   Name _____ Phone _____
   Address _____
   Type of Work _____

3. ☐ I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner K. L. McBurney

Date 8/15/06 Case No. _____ Permit No. _____

Job Address 1723 1/2 26TH ST SAC

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

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KITCHEN, BATHROOM, AND UTILITY ROOM REMODEL PERMITS

The following is the City of Sacramento questionnaire used for proposed single-family residential (R-3 occupancy type) kitchen, bathroom, and utility room remodel permits. The answers to these questions will determine if this remodel can be considered a "fast-track" (same day) over-the-counter permit or whether the City of Sacramento Building Division requires an additional review. Note that even with this form, floor plans of the remodeled areas, both before and after design and floor plan layouts will be required for any permit.

This form cannot be used if any one of the following is present: (1) this is an apartment or condominium building (R-1 occupancies); (2) if new or remodeled exterior walls are located less than 3 ft. from a property line; (3) if any separation wall between the garage and residence is altered; and (4) there shall be no new or repaired masonry fireplaces.

Further, if the intended scope of work changes during the course of construction to include any of these items or additional items not mentioned in this questionnaire (e.g.; bedroom remodel, living room remodel, etc.); revisions to this permit or entirely new permits must be obtained, with all applicable subsequent fees and fines to be paid accordingly. When in question, scope of work changes that constitute additional permit information will be determined by the City of Sacramento inspection staff.

PROJECT ADDRESS: 1723 1/2 26TH ST DATE: 8/15/06

I have read and will comply with the items in this document and as marked on the plans.

SIGNATURE OF ☒ Owner ☐ Authorized Agent ☐ Contractor ☐ Architect/Engineer — 8/15/06 DATE

Type of Project (check if applicable):

- ☐ 1. Kitchen Remodel.
- ☒ 2. Bathroom Remodel (total number of bathrooms 1)
- ☐ 3. Utility Room Remodel.

1. Will there be an addition to the square footage of the home with this construction?

☐ YES ☒ NO

If NO, continue on to question #2. If yes, plans must be reviewed by the City of Sacramento Plans Examiner.

2. Will there be any changes to the width, height or location of existing windows with this proposed construction (other than same size window replacement)?

☐ YES ☒ NO

If NO, continue on to question #3. If yes, plans must be reviewed by the City of Sacramento Plans Examiner.

3. If interior walls are removed or relocated, are any of these bearing walls (e.g. a wall which supports more than 100 pounds per lineal foot of superimposed load or, roof strut to top plate loads) 2001 CBC 224.1

☐ YES ☒ NO

If NO, continue on to question #4. If yes, plans must be reviewed by the City of Sacramento Plans Examiner.

4. Are there any new skylights being added affecting existing roof framing members?

☐ YES ☒ NO

If NO, continue on to question #5. If yes, plans must be provided for new-framed opening for the skylights, and if more than one rafter and/or ceiling joist is being cut, a framing plan must be provided. If roof trusses are being cut, structural calculations must be provided to repair the remaining truss ends.

5. Are the electrical appliances and/or fixtures being replaced, relocated and/or removed with this proposed construction?

☐ YES ☒ NO

If YES, indicate below (and on the plans) which items are new, moved or eliminated with this remodel.

Note: if more than one of the items has been relocated in each remodeled room, an existing partial floor plan will be required for this permit. Specify total number of each item affected with this permit under each category:

Item	New	Moved	Eliminated
A. Stove/cook-top/oven			
B. Microwave oven			
C. Refrigerator			
D. Dishwasher			
E. Trash compactor			
F. Sink(s)			
G. Toilet(s)	X		
H. Shower(s)			
I. Bathtub(s)	X		
J. Washer/Dryer			

This document, when attached to the submitted floor plans, become part of those plans and must remain attached thereto. The approval of this document, plans and/or specifications attached shall not permit nor be considered as an approval to violate the local City of Sacramento ordinances or the State of California Building Code and associated law and, those code requirements specified herein do not limit the full scope of code requirements for this project.

(*Note: All Agents acting in behalf of Owner must show proof of authorization.*)

PLAN APPROVAL NOTES

GENERAL ITEMS

1. The 2001 CBC, CMC, CPC, and 2001 CEC, 2001 California Building Code series as amended by State of California and the City of Sacramento are applicable to this project.

2. *This remodel shall require that battery-type smoke detectors be confirmed as existing (or added as new) at all rooms used for sleeping, hallways leading to bedrooms, at the top of stairs and at least one detector at each floor level per CBC 310.9.1. Note that the City of Sacramento "smoke detector form (attached) must be completed and returned to the building inspector at the final inspection.

3. If this remodel requires the patching or in-fill of exterior walls, the following shall be provided as needed:

   A. Wood siding shall have a method of providing a weather-resistive barrier (e.g., over building paper, etc.) per CBC 1402.1.

   B. New masonry veneer shall be either (1) anchored, with 22 ga. Galvanized sheet metal anchor ties (with a lip or hook on extended leg engaging No. 9 ga. Continuous wire joint reinforcement) spaced @ 24' o.c. maximum horizontal and 24" o.c. maximum vertical; or (2) adhered with an approved adhesive material. CBC: 1403.5 (adhered) and 1403.6 (anchored).

   C. Stucco shall be a minimum 3-coat, 7/8" minimum thick exterior stucco application (over two layers of grade D paper where stucco occurs over plywood/solid sheathing) with a 26 ga. Galvanized weep screed at the foundation plate line at least 4" above grade (or 2" above concrete or paving) per CBC 2506 and 2508, or an approved/listed one-coat system.

4. New skylights shall be ICBO approved (or other listed approval) per CBC 2603.1.2. Note that new skylights shall not be located within 3 ft. of a property line per CBC.

5. New electrical panels (or sub-panels) shall not be located in the vicinity of easily ignitable materials such as clothes closets per CEC 240-24d. Ufer or supplemental Ground rod & associated bonds to be verified, 250-50. Further, existing panels (or sub- panels) that an additional circuit is added as a result of this remodel shall not be located in the vicinity of easily ignitable materials.

FOR BATHROOM REMODELS

6. All new tub/shower walls shall have a smooth, hard, nonabsorbent surface (e.g., ceramic tile) over a moisture resistant underlayment (e.g., w.r. gyp) to a height of 70 inches above the drain inlet per CBC 807.1.3; CPC 412.7.

7. All new or relocated water closets shall be a maximum 1.6 gallons per flush and have a minimum 30" wide clear space, extending at least 24" in front of the water closet per the California Health & Safety code and CBC 2904; CPC 402.2.3.

8. Pivot type bathtub and shower doors shall swing outwards and, windows at adjacent wall openings within 60" above a standing surface and drain inlet shall be fully tempered laminated safety glass or approved plastic per CBC 2406.3 & 2406.4. Also, safety glazing at hazardous locations (within 24" of the arc of a doorframe) shall be provided per CBC 2406.4.

9. If changing out the shower or tub/shower valve, a pressure balance or thermostatic mixing type valve shall be installed per CPC 420. Further, the shower compartments, regardless of shape, shall have a minimum interior floor area of 1,024 sq. inches, and also be capable of encompassing a 30" diameter circle per CPC 412.7.10. Light fixtures in tub or shower enclosures shall be labeled "suitable for damp locations" per CEC 410-4(a). No hanging fixtures.

11. If a window to the exterior is not provided for the bathroom, a mechanical ventilation system capable of providing five air changes per hour shall be provided per CBC 1203.3.

12. Appliance branch circuits shall be on 2 dedicated 20-amp circuits, Countertop GFCI. Per CEC 210-52b. New Range stove cook tops require a 3-wire with ground circuit and a 4-prong outlet. Associated nook/dining rooms require a dedicated 20-amp ckt.

FOR KITCHEN AND BATHROOM REMODELS

13. If new or relocated receptacle outlets are part of this proposed construction, the following shall be provided for all receptacle outlets (including existing outlets not intended to be affected by this project):

    A. Kitchen and dining area counter spaces wider than 12 inches shall have outlets located so that no point along the counter is over 24" from a receptacle outlet, not more than 18" above counter, never face up on counter top, per CEC 210-52(c).

    B. Receptacle outlets along countertop of a sink or basin shall be GFCl protected per CEC 210-8(a) 5 and 210-52(d). Bathroom sink top GFCI 12 awg- 20 amp outlets, may provide power to a single ceiling moisture fan and may supply lighting only to the one bathroom and, the 20 amp circuit for the sink top must be dedicated and not shared with any other outlets or rooms. CEC210-11. (c)(3).

14. If any lights in the kitchen or bathroom are new or relocated the entire room shall be required to have 40 lumens fluorescent lighting added to the kitchen/bathroom per Title 24 energy requirements, primary switch at entrance, mandatory measures per the California Energy Code Section 150(k) 1 and 2.

UTILITY ROOM REMODELS

15. Provide a smooth metal duct (non-plastic flex type) for dryer exhaust extending to outside with back draft damper, with a limit of 14 ft. and no more than two 901 elbows, provide 1 00 sq inches @ a closet compartment for ventilation of gas appliance, per CIVIC 504.3 and 908. New dryer circuits require 3-wire with ground, 4-prong outlet CEC 250.138. New laundry circuits require a single dedicated 20 amp circuit CEC 21 0.1 1,C- (2).

ADDITIONAL CODE REQUIREMENTS

16. New or remodeled fireplaces shall be prefabricated and shall be ICBO-UL approved (or other approved listing) per CBC 3102.5.1.

17. All new exterior hose bibs shall have non-removable backflow prevention devices.

18. New glass block wall construction shall be installed with: (1) lateral support and anchorage to a surrounding framing capable of transferring a minimum design force of 200 plf, (2) with continuous panel anchors @ maximum 16" o.c. or by channels, etc.; (3) block openings shall have expansion joints across top and both sides, free of mortar and filled with resilient material of a minimum 3/8" (or whatever is necessary to accommodate supporting member displacements); and (4) openings shall be limited to a 250 sq. ft. opening and 25 ft maximum length in any dimension. CBC 21 1 0.

19. If the remodel construction is within or creates an enclosed usable space below a stairway, 5/8" type X gyp. board shall be provided at all walls and soffits of the enclosed usable space under the stairs per C13C 1003.3.3.9.

20. Although residential bathrooms are exempt from natural light and ventilation requirements, this proposed addition shall not reduce the required natural light and ventilation to rooms adjacent to the remodeled areas. Thus, adjacent habitable rooms shall continue to have a natural light source (window, skylight with an area of not less than 1/1 0 of the floor area) and natural ventilation (with an area of not less than 1/20 of the floor area) per CBC 1203.1, 2, and 1203.3.

21. New attic spaces greater than 30" in clear height shall have a 22"x 30' minimum attic access and maintain a minimum attic ventilation per CBC 1505.3.

22. All remodeled kitchens and bathrooms shall have a minimum ceiling height of 7 ft. per CBC 310.6.1.

23. If this remodel requires the installation of a new (or relocation of an existing) water heater. The following items shall be provided:

    (1) Seismic anchorage of water heater to include anchors or straps at points within the upper and lower one-third of its vertical dimension, the lower anchor/strap is to maintain a minimum distance of 4" above the controls per CPC 510.5;

    (2) Water heaters (generating a glow, spark, or flame capable of igniting flammable vapors) shall be installed 18" above garage floor per CFC 510. 1;

    (3) A method and source of combustion air for gas burning appliances per CMC 703 and 707;

    (4) A pressure relief valve with drain to outside at water heaters per CPC 608.3; 5, and

    (5) A 24" minimum wide door to the water heater compartment per CPC 51 1. Note that these are code minimums, but final location of the water heater may require additional code requirements not listed, or additional plan submittals and, subject to field approval.

SMOKE DECTORS (2001 CBC 310.9 Requirements)

1. General. Dwelling units, congregate residences and hotel or lodging houseguest rooms that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.

2. Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to Group R Occupancy exceeds $1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing R Occupancies, smoke detectors shall be installed in accordance with Section 310.9.1.2, CBC.

3. Power source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required- for over current protection. Smoke detectors may be solely battery operated when installed in existing buildings or in buildings without commercial power, or in buildings, which undergo alterations, repairs, or additions regulated by Subsection 2 of this section.

4. Location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed on the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit.

SMOKE DETECTOR DECLARATION

1. Kate M Burns, declare under penalty of perjury that the following is true:

That Permit No. _____ Has been secured for an addition, alteration, or repair to the residence located in the City of Sacramento, at 1723 1/2 26th ST

2. That I have complied with the smoke detector requirement of Section 310.9.1 of the Uniform Building Code, noted above and made a part hereof, that a total of 4 smoke detectors are installed in all sleeping rooms and a total of _____ in corridors for area giving access to sleeping area. One at each story level other than hallways or bedrooms.

Completed this FIFTEENTH day of AUG , 200 6 , in the City of Sacramento.

Kate M Burns

Signature of Property Owner