

THE BUILDING PERMIT REPORT STATEMENT

FOR

5016 HARTWICK STREET., EAGLE ROCK, CA 90041

Enclosed on the following pages are copies of all available Building Permits, Plot Plans, and Certificates of Occupancy on file with the Local Department of Building & Safety. The Law requires that Property Owners obtain a permit whenever the valuation exceeds \$200.00. If there is no permit on file, this may mean that the work may have not been legally permitted.

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BUILDING & SAFETY RECORDS DIVISION INDICATE:

- ☒ Enclosed are all available Building Permits (structures) on file with the Local Department of Building & Safety.
- ☐ No records were found after a review of the Local Department of Building & Safety Records.
- ☐ Original Building Permits were not found for subject property.

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PUBLIC WORKS RECORDS DIVISION INDICATE:

- ☒ There IS a permitted sewer connection to the public city sewer line.

Sewer Permit Number and Year of Connection: # 2887-29

- ☐ Enclosed is an official sewer permit as proof of a permitted sewer connection.
- ☐ There IS NOT a permitted sewer connection to the public city sewer line.
- ☐ A Video Camera Inspection must be performed to determine condition and connection to a municipal city sewer line.

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I acknowledge disclosure of all available Building Permits, Sewer Permits, or Building Code Violations on file with the Department of Building and Safety and Department of Public Works.

Signature of Buyer: _____ Date: _____

Edg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

2

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entered into the exercise of the permit:

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st Floor

**CITY CLERK
PLEASE
VERIFY**

**TAKE TO
FIRST FLOOR
242 SO.**

**BROADWAY
ENGINEERS
PLEASE
VERIFY**

Lot No. 16 Block 1
(Description of Property)
Hartwick Heights tract

District No. _____ M. B. Page _____ F. B. Page _____

(No. 5016 Hartwick Street)

GLE ROCK ANNEX

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Home & garage No. of Rooms 5 No. of Families 1
2. Owner's name Ernst Seiler & Ann Seiler Phone —
3. Owner's address 5410 Hillmont ave
4. Architect's name Meyer & Radon Bros Phone —
5. Contractor's name Geo D Hale Phone Garf-1371
6. Contractor's address 5064 College View Ave
7. VALUATION OF PROPOSED WORK

Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.

 \$ 6000.00
8. Is there any existing building or permit for a building on lot? no How used?
9. Size of proposed building 45'6" x 35' Height to highest point 26 feet
10. Number of Stories in height one Character of ground farm
11. Material of foundation conc Size of footings 16" x 12" Size of wall 8'6" Depth below ground 2'26"
12. Material of chimneys brick Number of inlets to flue one Interior size of flues 7 x 11 1/2
13. Material of exterior walls frame & stucco
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs
2 x 3 Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 8
Second floor joists — Specify material of roof Shingles 2 x 10
15. Will all provisions of State Housing Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

AT OVER

(Sign here).....
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 27570	Plans and Specifications checked and found to conform to Ord- nances, State Laws, etc. <i>OK</i> _____ Plan Examiner	Application checked and found O. K. 9/22/66 3425 SA _____ Clerk	Stamp here when permit is issued RECEIVED SEP 23 1926 TOWN OF _____ City, Dist.
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~~INGLE ROCK ANNEX~~

5589

1200

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

BLDG. FORM 60

SET-BACK AGREEMENT

(Date) 9/24/6

Mr. J. J. Backus,
Chief Inspector of Buildings,
Los Angeles, California.

Dear Sir:

I hereby agree to erect the building and every portion thereof referred to in this application at least 25 feet back from the street property line, except that the eaves or cornice, platforms and unenclosed porches, one story in height, may extend into the area between the main wall of the building and the front property line, in accordance with the action of the City Council in establishing a set-back line for this property; and I further agree not to erect any fence, wall or other structure or any portion thereof, between said set-back line and the street property line.

I hereby agree to accept the permit issued for the erection of this building subject to the foregoing conditions.

(Signed) Geoff Hale for
Ernest Decker

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 5016 Hartwick St.
(House Number and Street)

New location of building } 5016 Hartwick St.
(House Number and Street)

Between what cross streets } Yosemite Dr. + Colorado Blvd.

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building Residence + Garage Families 1 Rooms 5
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Same Families 1 Rooms 6

3. Owner (Print Name) EINAR J. JOHANSSON Phone 4-5488

4. Owner's Address 5016 Hartwick St. L.A.

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... State License No..... Phone.....

8. Contractor's Address..... Fullham

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 200.00

10. State how many buildings NOW (2) One 5 room + One room Summer House on lot and give use of each.
(Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 20 x 45 Number of stories high 1 Height to highest point 20 - 25 ft.

12. Class of building 2 Material of existing walls 2 Exterior framework Wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Fullham + cover porch
glassed in

No new plumbing

Fill in Application on other Side and Sign Statement

ON (OVER)

PERMIT NO. 19196 PLANS	FOR DEPARTMENT USE ONLY				For..... Stamp here when Permit is issued AUG 12 1941 Inspector
	Plans and Specifications checked	Zone <u>B</u>	Fire District <u>No</u>		
	Corrections verified	Dist. Line <u>25</u> Ft.	Street Widening <u>No</u> Ft.		
	Plans, Specifications and Applications received and approved <u>Fullham</u>	Application checked and approved <u>Pierce 8/12/41</u>			
For Plans See	For Plans with	Required Valuation Included	SPRINKLER	Specified Yes-No	

NEW CONSTRUCTION

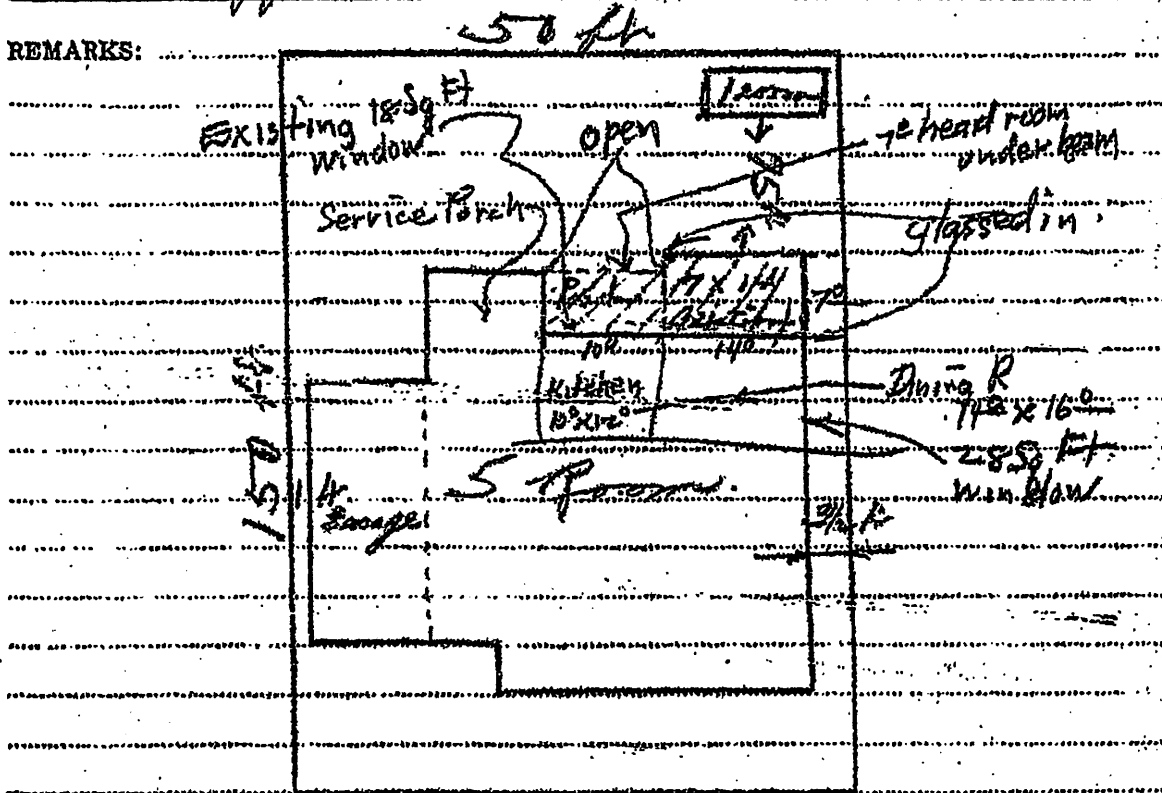
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here [Signature] (Officer or Authorized Agent)

By

FOR DEPARTMENT USE ONLY			
Application	Fire District	Bldg. Line	Termite Inspection.....
Construction.....	Zoning	Street Widening	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street Sign Here..... (Owner or Authorized Agent)	
(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)	

REMARKS:



Lee


 Bldg--Alter/Repair
 1 or 2 Family Dwelling
 Over the Counter Permit

 City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

 Last Status: Ready to Issue
 Status Date: 08/13/2001

1. TRACT	BLOCK	LOT(s)	ABB	MAP REF#	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
HARTWICK HEIGHTS		16		MB 15-158	162A227 240	5690 - 004 - 016

3. PARCEL INFORMATION

BAS Branch Office - LA

Bldg. Line - 25.00

Council District - 14

Community Plan Area - Northeast Los Angeles

Census Tract - 1815.000

District Map - 162A227

Energy Zone - 9

Hillside Grading Area - YES

Hillside Ordinance - YES

Earthquake-Induced Liquefaction Area - YES

Near Source Zone Distance - 0

Thomas Brothers Map Grid - 565

ZONE(S): R1-1 /

4. DOCUMENTS

ZI - ZI 2274

CPC - CPC-1989-177-IPRO

ZI - ZI-1574 and ZI-2274

ORD - ORD-172316

 LA Department of Building and Safety
 LA 01 26 036125 08/13/01 12:50PM

CITY PLANNING SURCH \$0.60

5. CHECKLIST ITEMS
 Total Due: \$0.60
 Check: \$0.60
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)

Lavella, Anthony & Anna

5016 Hartwick St

LOS ANGELES CA 90041

Tenant:

Applicant (Relationship: Owner-Bldg)

Daniel Wherrett - Owner-Builder

(323) 982-9811

7. EXISTING USE

(01) Dwelling - Single Family

PROPOSED USE**8. DESCRIPTION OF WORK**
 RENOVATIONS-DRYWALL AND MISC. ELECTRICAL TO AN
 EXISTING ROOM IN BASEMENT.
9. 2.8 Elicits on File & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:

OK for Cashier: Grace Ramirez

Signature: *[Signature]*

DAS PC By:

Coord. OK:

Date: 8-13-01

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 11615228

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$8,000

PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	222.77
Permit Fee Subtotal Bldg--Alter/Rep	140.00
Electrical	36.40
Plan Check Subtotal Bldg--Alter/Rep	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.80
O.S. Surcharge	3.94
Sys. Surcharge	11.83
Planning Surcharge	4.80
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS
 LA Department of Building and Safety
 LA 01 26 036124 08/13/01 12:39PM

BUILDING PERMIT-RES	\$140.00
1.1 RESIDENTIAL	\$0.80
ELECTRICAL PERMIT RES	\$56.40
ONE STOP SURCH	\$3.94
SYSTEMS DEVT FEE	\$11.83
CITY PLANNING SURCH	\$4.20
MISCELLANEOUS	\$5.00

 Total Due: \$222.17
 Check: \$222.17

01LA 16656

13. STRUCTURE INVENTORY**14. APPLICATION COMMENTS**

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS****CLASS LICENSE#****PHONE#**

(O) Owner-Builder

0

3239829811

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the 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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7037 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: _____ Lic. No.: _____ Print: _____ Sign: _____

18. WORKERS' 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 the work for which this 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: _____
- ☐ 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.

Sign: _____ Date: ____/____/____ ☐ Contractor ☐ Authorized Agent ☐ Owner

WARNING. FAILURE TO SECURE WORKERS' 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 FEES

19. 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, Civil Code).

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVALNotification of asbestos removal: ☒ Is not applicable ☐ Letter was sent to the AQMD or EPA Sign: _____ Date: 8/23/01**21. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 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 Sec. 7000 of Division 3 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).):

- ☒ I, as the 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 & Professions 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 or 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 from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)
- ☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & 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. _____ Bus. & Prof. Code for the following reason: _____

Print: Daniel Wherrett Sign: _____ Date: 8/12/01 ☒ Owner ☐ Authorized Agent**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: Daniel Wherrett Sign: _____ Date: 8/12/01 ☒ Owner ☐ Contractor ☐ Author. Agent

Los Angeles Department of Building and Safety

Certificate Information: 5016 N HARTWICK ST 90041

Application / Permit	01016-10000-15228
Plan Check / Job No.	--
Group	Building
Type	Bldg-Alter/Repair
Sub-Type	1 or 2 Family Dwelling
Primary Use	(1) Dwelling - Single Family
Work Description	RENOVATIONS-DRYWALL AND MISC. ELECTRICAL TO AN EXISTING ROOM IN BASEMENT.
Permit Issued	Issued on 8/13/2001
Issuing Office	Metro
Current Status	Issued on 8/13/2001

Permit Application Status History

Issued	8/13/2001	MAXX SKOULPHONG
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Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Owner-Builder	
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Inspector Information

RONNIE MEDINA, (213) 469-5852	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History

Rough-Elec/Plmb/HVAC	8/16/2001	Corrections Issued	FRANK LARA
Rough-Frame	8/16/2001	Approved	FRANK LARA
Final	3/2/2009	Partial Approval	CHARLES FARRELL

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER

WHERRETT, DANIEL L

**5016 HARTWICK ST
LOS ANGELES CA**

90041

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE:	Issued-Valid	DATE
BY: BRADLEY NEIGHBO		02/10/2011

SITE IDENTIFICATION

ADDRESS: 5016 N HARTWICK ST 90041

LEGAL DESCRIPTION

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
HARTWICK HEIGHTS		16	M B 15-158	162A227 240	5690-004-016

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT 12' x 16'6" patio cover addition at rear

USE PRIMARY

Dwelling - Single Family

OTHER

Garage - Private

PERMITS

10014-70000-04598 |

STRUCTURAL INVENTORY

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	0 Stories	1 Stories
Length	16.5 Feet	
Width	0 Feet	
Height (ZC)	0 Feet	
Floor Area (ZC)	198 Sqft	
Type V-B Construction		
Foundation - Spread (Pad) Footing		
Wall Construction - Wood Stud		
Roof Construction - Wood Frame/Sheathing		
R3 Occ. Group	198 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



APPROVAL

CERTIFICATE NUMBER 90709
 BRANCH OFFICE LA
 COUNCIL DISTRICT 14
 INSPECTION DISTRICT R5141
 BUREAU: INSPECTN
 DIVISION RESDINSF
 STATUS: CoFO Issued
 STATUS BY: BRADLEY NEIGHBORS
 STATUS DATE: 02/10/2011

Brad Neighbors

APPROVED BY: **BRADLEY NEIGHBORS**

EXPIRATION DATE:

PERMIT DETAIL		PERMIT ADDRESS		PERMIT DESCRIPTION		STATUS - DATE - BY	
10014-70000-04598		5016 N Hartwick St		12' x 16'6" patio cover addition at rear per la city standard detail (p/bc 2008-006). Also replace drywall in (e) family room and replace (e) french doors. Related elec.		CofO Issued - 02/10/2011 BRADLEY NEIGHBORS	

PARCEL INFORMATION		
Area Planning Commission: East Los Angeles	LADBS Branch Office: LA	Bldg. Line: 20
Council District: 14	Certified Neighborhood Council: Eagle Rock	Community Plan Area: Northeast Los Angeles
Census Tract: 1815.00	District Map: 162A227	Energy Zone: 9
Hillside Grading Area: YES	Hillside Ordinance: YES	Earthquake-Induced Liquefaction Area: Yes
Lot Size: 50' X 146.13'	Lot Type: Interior	Near Source Zone Distance: 0
School Within 500 Foot Radius: YES	Thomas Brothers Map Grid: 565-C6	Zone: R1-1

PARCEL DOCUMENT		
City Planning Cases (CPC) CPC-1989-177-IPRO	Community Development Block Grant (CDBG) SEZ-East	Ordinance (ORD) ORD-172316
Special Grading Area(BOE Basic Grid Map A-13372) (HLSARRA) Yes	Los Angeles State Enterprise Zone Zoning Information File (ZI) ZI-2129 East Los Angeles State Enterprise Zone	

CHECKLIST ITEMS		
Attachment - Owner-Builder Declaration	Attachment - Plot Plan	Combine Elec - Wrk. per 91.107.2.1.1.1

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
OWNER(S)			
Wherrett, Daniel L	5016 Hartwick St	LOS ANGELES CA 90041	
TENANT			
APPLICANT			
Relationship: Agent for Owner			
Miguel Castillas-	P.O. Box 882398	LA 90009	(310) 658-0916

BUILDING RELOCATED FROM:			
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(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION			
NAME	ADDRESS	CLASS LICENSE #	PHONE #
(O) , Owner-Builder		NA	0

SITE IDENTIFICATION-ALL			
ADDRESS: 5016 N HARTWICK ST 90041			

LEGAL DESCRIPTION - ALL					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
HARTWICK HEIGHTS		16	MB 15-158	162A227 240	5690-004-016



Bldg-Addition
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
Status Date: 12/16/2010

TRACT	BLOCK	LOT	APR	COUNTY MAP REF	PARCEL ID # (PIN #)	ASSESSED PARCEL #
HARTWICK HEIGHTS		16		MB 15-158	162A227 240	5690 - 004 - 016

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Bldg. Line - 20
Council District - 14
Certified Neighborhood Council - Eagle Rock

Community Plan Area - Northeast Los Angeles
Census Tract - 1815.00
District Map - 162A227
Energy Zone - 9
Hillside Grading Area - YES

Hillside Ordinance - YES
Earthquake-Induced Liquefaction Area - Yes
Lot Size - 50' X 146.13'
Lot Type - Interior
Near Source Zone Distance - 0

ZONING: R1-1 /

4. DOCUMENTS

ZI - ZI-2129 East Los Angeles State Enr CDBG - SEZ-East Los Angeles State En
ORD - ORD-172316
HLSAREA - Yes
CPC - CPC-1989-177-IPRO

5. CHECKLIST ITEMS

Combine Elec - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Wherrett, Daniel L. 5016 Hartwick St LOS ANGELES CA 90041

Tenant:
Applicant (Relationship: Agent for Owner)
Miguel Casillas - P.O. Box 882398 LA 90009 (310) 658-0916

7. EXISTING USE

(01) Dwelling - Single Family
(07) Garage - Private

PROPOSED USE**8. DESCRIPTION OF WORK**

12' x 16'6" patio cover addition at rear per the city standard detail (p/66-2008-008). Also replace drywall in (e) family room and replace (b) french doors. Related elec.

9. Bldg on Site & Use: 1: SFD W/ATT GAR**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Veronica Lopez DAS PC By:
OK for Cashier: Veronica Lopez Coord. OK:
Signature: *[Signature]* Date: 12/16/10

For inspection requests, call (888) LA4BUILD (524-2845).
Outside LA County, call (310) 422-0100 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311 or
(866) 4LACITY (452-2489). Outside L.A. County, call (213) 473-3231.

For Cashier's Use Only: W/O #: 01404598

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$4,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	638.64	Green Building Fee	1.00
Permit Fee Subtotal Bldg-Addition	143.00	Permit Issuing Fee	0.00
Energy Surcharge			
Electrical	25.74		
Plan Check Subtotal Bldg-Addition	0.00		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	0.50		
Investigation-IB	400.00		
O.S. Surcharge	11.38		
Svs. Surcharge	34.15		
Planning Surcharge	8.58		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	4.29		

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Owner-Builder Registration
Plot Plan



* P 1 0 0 1 4 7 0 0 0 0 0 4 5 9 8 F N *

10SL 58254

(P) Floor Area (ZC): +198 Sqft / Sqft (P) Roof Construction - Wood Frame/Sheathing
 (P) Height (ZC): 0 Feet / Feet (P) Wall Construction - Wood Stud
 (P) Length: +16.5 Feet / Feet
 (P) Stories: 0 Stories / Stories
 (P) Stories: 0 Stories / 1 Stories
 (P) Width: 0 Feet / Feet
 (P) R3 Occ. Group: +198 Sqft / Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Str
 (P) Type V-B Construction
 (P) Foundation - Spread (Pad) Footing

14. APPLICATION COMMENTS

work in compliance with order issued by Inspector Kirk Linlater Site except from hillside ordinance since fronting a standard street (RW=50', RD=30')**

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Related From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O) . Owner-Builder

CLASS LICENSE#

0

PHONE#

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 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 3 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).):

☒ I, as the 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 & Professions 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 or 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 from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☐ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & 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.)

18. WORKERS' 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 the work for which this 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: _____

☒ 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.

WARNING: FAILURE TO SECURE WORKERS' 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 FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
 (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Daniel Wherrett

Sign: [Signature]

Date: 12-16-10

Owner

Authorized Agent

Bldg-Addition
1 or 2 Family Dwelling
Plan Check

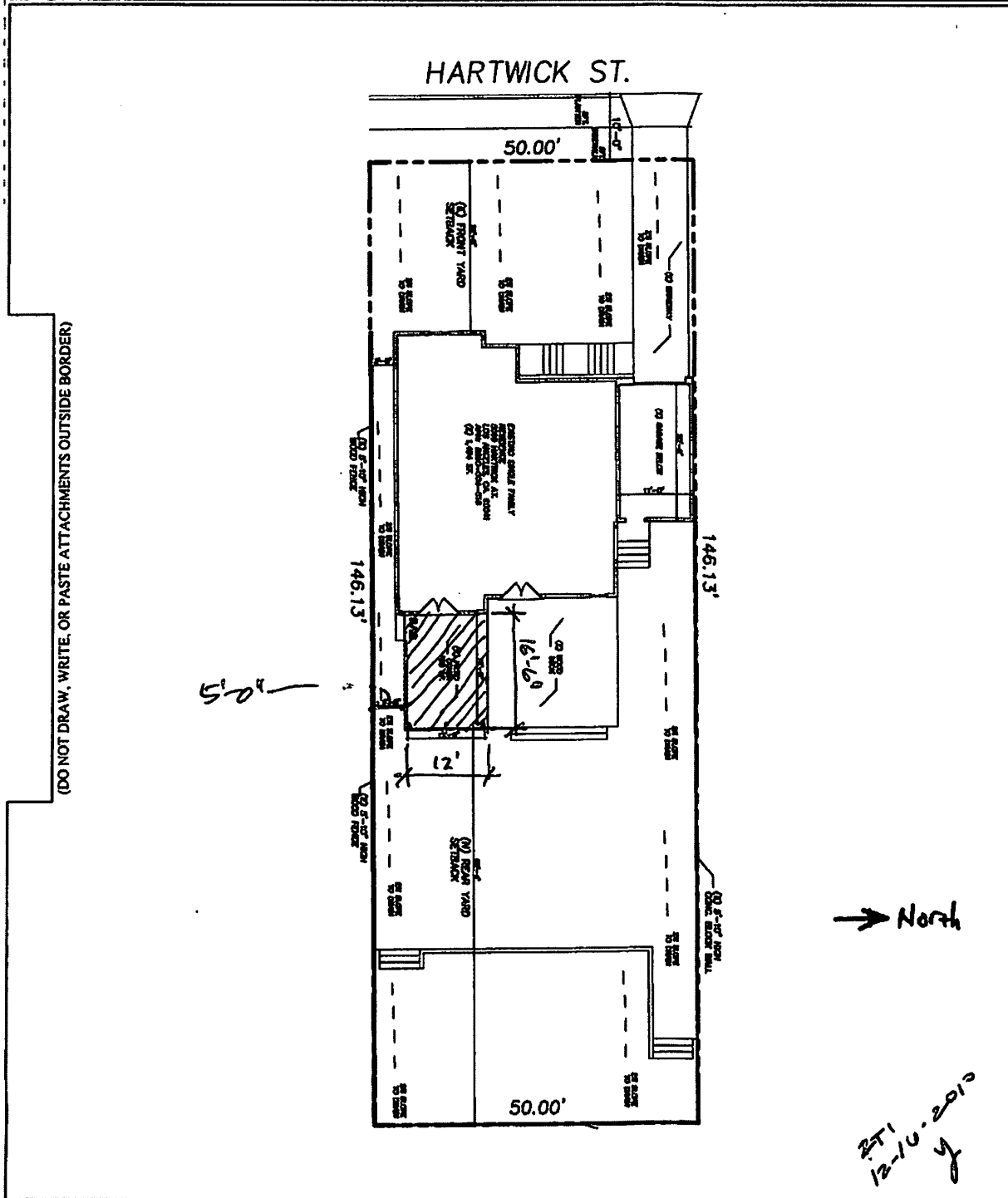
City of Los Angeles - Department of Building and Safety

Plan Check #: B10SL01105

Initiating Office: SOUTH LA

Printed on: 12/15/10 11:05:08

PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 14

INSPECTION DISTRICT: R5141

PLOT PLAN ATTACHMENT



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 10014-70000-04598

Project Address: 5016 N. Hartwick St.

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- ☒ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- ☒ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- ☒ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- ☒ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- ☒ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- ☒ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- ☒ 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- ☒ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- ☒ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 10014-70000-04598

Project Address: 5016 N. Hartwick St.

10 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 5016 N. Hartwick St.

11 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Daniel Wherrett

Signature of property owner [Signature] Date: 12/16/10

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

Los Angeles Department of Building and Safety

Certificate Information: 5016 N HARTWICK ST PV1 90041

Application / Permit 15041-10000-07811
Plan Check / Job No. X15LA04683
Group Electrical
Type Electrical
Sub-Type 1 or 2 Family Dwelling
Primary Use ()
Work Description Solar device(s) is/are roof mounted and do not exceed the existing building height at the highest point. 2.34 KW PV SYSTEM (9) MODULES. The solar PV installation shall comply with Los Angeles Fire Department's Fire Prevention Bureau (FPB) Requirement No. 96.
Permit Issued Issued on 3/17/2015
Issuing Office Metro
Current Status Permit Finaled on 3/20/2015

Permit Application Status History

No Progress	3/17/2015	ARACELI MILIAN
Issued	3/17/2015	LADBS
Permit Finaled	3/19/2015	LUIS BARRALES

Permit Application Clearance Information

Solar Clearance	Cleared	3/17/2015	ARACELI MILIAN
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Contact Information

Contractor	Solarcity Corporation; Lic. No.: 888104-C46	3055 CLEARVIEW WAY	SAN MATEO, CA 94402
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Inspector Information

RONNIE MEDINA, (213) 469-5852	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History

Final	3/19/2015	Permit Finaled	LUIS BARRALES
Service/Power Release	3/19/2015	Approved	LUIS BARRALES

Los Angeles Department of Building and Safety

Certificate Information: 5016 N HARTWICK ST 90041

Application / Permit 01041-10000-08473
Plan Check / Job No. –
Group Electrical
Type Electrical
Sub-Type 1 or 2 Family Dwelling
Primary Use ()
Work Description SERVICE UPGRADE 200 AMP.
Permit Issued Issued on 4/25/2001
Issuing Office Metro
Current Status Permit Finaled on 5/14/2001

Permit Application Status History

Issued	4/25/2001	DWIGHT PAU
Permit Finaled	5/10/2001	FRANK LARA

Permit Application Clearance Information

No Data Available.

Contact Information

No Data Available.

Inspector Information

RONNIE MEDINA, (213) 469-5852	Office Hours: 7:00-8:00 AM MON-FRI
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Pending Inspections

No Data Available.

Inspection Request History

Final	4/30/2001	No Access for Inspection	FRANK LARA
Final	5/1/2001	Corrections Issued	FRANK LARA
Service/Power Release	5/1/2001	Corrections Issued	FRANK LARA
Final	5/10/2001	Permit Finaled	FRANK LARA
Service/Power Release	5/10/2001	Approved	FRANK LARA

BUILDING PERMIT DISCUSSIONS

This generalized Discussion/Explanation section is intended for information purposes only in order to provide a better understanding of Building Permits and the Permit Process. Should you have any further questions, please feel free to contact Solutions For Property, Inc. and one of our Experts will be glad to assist you!!

~

INTRODUCTION

You have taken an important step in obtaining this report to help inform yourself about the home you are planning to purchase or the home you are presently living in. This section contains some general background information on certain subjects that can help you better understand what building permits are and the processes involved. It also contains information about the different types of reports and permits you can request information on. The information is of necessity generalized as specific planning and permit processes vary among the different jurisdictions.

There is no question that when permit information is available *and* property analyzed, a more complete history of a home is available. A permit search helps document the history of a home's construction and additional work that may have been undertaken after initial construction. However, buyers and sellers should not over-rely on permit searches. A permit search has the possibility of providing incomplete or ambiguous results due to the age of the home; differences in the way various jurisdictions maintain and file permit information. In addition, permits can be lost, misplaced, or even thrown-out (yes, this can happen!) With these potential limitations in mind, the Property Solutions Permit Report provided the results of what our search has uncovered for this home. Take this information as *part of* what is being provided to you by a home inspector, the seller, real estate agent, and your own experience.

This section includes discussions on topics to help you in understanding and assessing building permits and general permit processes. It is for general information purposes only and is not intended to be an exhaustive study nor a synopsis of all aspects of building permits and what may exist in jurisdictional planning and or engineering files. What types of projects may or may not require a permit and the permit process vary over time and by jurisdiction. If you have questions about building or permit requirements at a specific property, we suggest you contact that area's jurisdictional planning and/or engineering department.

This discussion section is divided into the following parts:

- Part 1. The Building Permit Process
- Part 2. Understanding the Potential Limitations of Permits
- Part 3. Why Search for Sewage System Permits?
- Part 4. What is a "Geo-technical", "Soils", or "Geologic" Report?

*For additional information on building permit topics in your area, contact the planning, development, or engineering departments of your city or county.

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THE BUILDING PERMIT PROCESS

(Part 1)

WHAT GOVERNS CONSTRUCTION STANDARDS?

To help assure the building we live and work in are built appropriately, there are a set of uniform codes published by the International Conference of Building Officials. These codes establish minimum standards and procedures for most aspects of construction and development. The purpose of establishing minimum standards is to help safeguard life, limb, health and public welfare by regulating and controlling the design, construction, materials, and location of buildings. Some common codes you may be familiar with are the Uniform Building Code, The Uniform Plumbing Code, or the Uniform Electric Code. City and County jurisdictions who are empowered to oversee and regulate development and construction can adopt the various Uniform Codes as they are published, or they can amend and revise the Codes to produce a set of standards suited to local conditions.

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WHAT IS A BUILDING PERMIT?

A building permit is simply a “license” to construct something. Permits are required for new construction as well as most “re-modeling” activities such as adding a skylight, or re-plumbing a bathroom. Some types of home maintenance projects may require permits too, such as replacing a water heater or a window. The types of projects that require a permit vary between jurisdictions, and may be based on the value of the proposed work. The types of projects that require a permit have changed over time too. For example, a project that requires a permit today may not have required a permit 20 years ago. This is an important point to keep in mind when assessing the permits on file for the property you are interested in.

An application for a permit must be completed when a construction project is planned. This process has to be repeated for every separate permit such as a building, mechanical, electrical, grading, sewer plumbing, etc. A fee is charged for each permit. Once the county or city is satisfied that the applicant’s plans satisfy the relevant codes and ordinances, a permit is issued. The proposed construction must take place within a certain time period, because permits eventually expire.

A jurisdiction can decide not to issue a permit if the plans do not satisfy its requirements or if other circumstances such as the site’s geology would not permit safe construction etc. Jurisdictions also have the authority to revoke or suspend permits if violations occur or significant changes are proposed.

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THE BUILDING INSPECTION PROCESS

Jurisdictions have the right to inspect the construction process and materials used in any project that requires a permit. In many types of permits, an inspection or series of inspections by an official building inspector is actually required. Some types of construction even require constant monitoring! The inspection process is to help assure that the construction is following the plans approved by the jurisdiction during the permit application process. The persons undertaking the construction process are responsible for contacting the appropriate department to schedule the necessary inspections.

The inspector is to observe the work. If the inspector approves the work, that approval and the fact that the inspection was done is supposed to be recorded on the permit. After the work is completed and the jurisdiction is satisfied that the project complied with the current requirements, the permit is “finalized” or “signed off”. This fact should be clearly noted on the permit itself.

~

SUMMARY

A building permit is simply a “license” to construct something. The inspection process associated with building permits is a policing action to help assure that construction is completed according to the jurisdictionally approved plans for that project. Although, neither the permit nor inspection process guarantee or warrant “quality” of construction, they help us establish that the construction process was monitored for compliance with local requirements and approved plans.

UNDERSTANDING THE POTENTIAL LIMITATIONS OF PERMITS

(Part 2)

There are hundreds of county and city level jurisdictions in California. Each tends to use a slightly different method of requiring, processing, storing, and making permits available. Jurisdictional records may be incomplete because permits were not obtained, are filed in a different department, were lost, misplaced or even accidentally thrown-out (yes, this may happen!) Therefore, the absence of a building permit does not necessarily mean that construction was done without a permit. As we discuss next, the mere presence of a building permit does not necessarily mean that construction took place or was properly accomplished either.

If permits are found, they must be properly examined and analyzed. It's not uncommon for property owners to obtain permits and then simply not build. Such permits may give the impression that remodeling or changes were made to a home that were not. Sometimes permits are obtained and owners do not go through the proper inspection process. In this case, permits are not "sign-offs" or a passing final inspection may be recorded on the back of the permit. When the permit is microfilmed for storage, the back of the permit may not be included. We are left not knowing if the permit was finalized or not!

When analyzing permits, remember that older homes may not "conform" to current codes and requirements, but this does not necessarily mean that the home is in "non-compliance". Minimum building and construction standards are revised and changed over time as new information, materials, and methods are found and implemented. An older home, addition, or re-model may have been built in compliance to an older set of standards. In this case, the home is said to be "non-conforming". It does not necessarily mean there is anything wrong with the quality of the home. If a construction project or home is said to be in "non-compliance", it means the work was not done according to the minimum code that was current when the work was undertaken.

Keep these possibilities in mind as you read through the Property Solutions Permit Report.



WHAT ELSE CAN I DO?

The best method to help determine the quality of a home of addition is to simply inspect it today. We should all be realistic and understand that as homes get older, they usually show cosmetic signs of aging. If construction defects exist, these may be evident too. This is just one reason for a quality home inspection. Although home inspections are not generally code compliance checks, a good home inspection can identify many types of construction concerns if they exist.



WHY SEARCH FOR SEWAGE SYSTEM PERMITS?

Is the home on a municipal sewer system or does it have a private septic system? These questions can be answered by a search of jurisdictional records to see what type of sewage permit is current for the property. Why is this important? A home on a private septic system will have certain maintenance requirements that a home on a municipal sewer system does not have. It's best to know and investigate potential maintenance routines and costs in advance, so problems don't occur later on.



MUNICIPAL SEWER SYSTEMS

(PART 3)

Most homes in well-developed areas are connected to a municipal sewer system. This means waste is carried from the home into sewer pipes that transport the waste to treatment facilities where it is processed and rendered harmless before releasing into the environment. The sewer pipes are usually in the street. In some older areas, the sewage pipes carry both waste and storm water run-off. Although it is rare, there are certain areas where a home is on a municipal sewer system and is refused a permit to add an addition onto the home with more plumbing fixtures. This would generally be referred to as a type of “moratorium” on development. Sewer moratoriums can be put in place when a municipality’s sewer system is at capacity, and additional fixtures and associated effluent could overload the system. This is important to check on if you are planning a house expansion.



PRIVATE SEPTIC SYSTEMS

In areas where municipal sewer systems are not available, a home will have a private septic system to handle waste.

The most common and currently utilized private septic system is a septic tank with a leach field. Although there are many variations, a septic tank is just a tank buried in the ground. Pipes carry waste from the home into the tank where the waste material naturally degrades biologically. Liquid in the tank gradually flows out into the surrounding area or “leach field” where it continues to degrade. A septic system that is functioning properly is invisible and odorless.

Although very rare, the private septic system may consist of pipes that carry waste from the home to a cesspool on the property. A cesspool is simply a hole in the ground that is lined with porous masonry and is open to the air. Material in the cesspool gradually breaks down and leaches into the ground where additional degradation takes place. Cesspools are no longer allowed to be installed, but some older systems may remain in use.

All septic systems are dependent on bacterial degradation to work. Therefore, care must be taken to avoid bleaches and strong detergents from getting into the system where they can kill the necessary bacteria. Too much water entering the tank can overload the system too. Septic systems may need to be “pumped” periodically. If there are mechanical parts on the system, regular maintenance can help avoid problems. In general, if the home utilizes a private septic system, consult the current owner on proper maintenance of that particular system. It may be prudent to have the system checked by an expert too. If the property has had a home inspection, the septic system may have been checked and addressed. In any case, it is prudent to know where the septic system is located so its condition can be monitored and that no structures are placed on top of it.



WHAT IS A “GEOTECHNICAL”, “SOILS”, OR GEOLOGIC REPORT?

(PART 4)

As part of your permit search, you may have elected to determine if there were any geotechnical, soils, or geologic reports on file for the property you are interested in purchasing. As discussed in the section on building permits, there are a set of uniform codes that have been established to set minimum standards for most aspects of construction in order to help assure that the buildings we live and work in are built appropriately. The purpose of establishing minimum standards is to help safeguard life, limb, and public welfare by regulating and controlling the design, construction, materials, and location of buildings.

Geologist and soil engineers are intricately involved with development in California. As valleys and relatively level areas are steadily built-up development has moved towards those areas, which tend to be more difficult to build on. Much of this land has a potential for geologic hazards from such things as steep hillsides, faults or expansive soil conditions.

Before development can proceed, most jurisdictions require a “soil engineering” and often a geologic study prior to construction. Such studies are undertaken to determine if geologic hazards exist on the property or in the immediate area that could impact the proposed development. In this way, engineers can design buildings to help avoid future problems.



WHAT ARE THESE TYPES OF REPORTS?

Common sense tells us that the land a structure is to be built upon may affect “how” that building is constructed. For instance, is the site on a hillside? Are there geological conditions on the site such as a fault or a landslide or perhaps soil conditions that could impact the proposed structure? What type of foundation is best suited for this property? How will water drainage and grading be handled? These are the types of questions jurisdictional planning and engineering departments want answered before building permits are issued. Such questions are answered in “geotechnical”, “soils”, and “geologic” reports.

“Geotechnical reports” and “soils engineering reports” are synonymous with each other. In California, these reports must be signed by a State licensed Civil Engineer. This type of report is commonly required on most new home development or the structural re-modeling of an existing home. In general, the purpose of a geotechnical report is to address the adequacy of a site for development by investigating the conditions that could impact a structure such as the type of soils or bedrock, the topography, etc. These reports are designed to provide recommendations for foundations, grading and mitigation measures that should be undertaken to make the site suitable for development. Foundations which are fine for a house on level ground may not be adequate for the same house on a hillside. Soil and foundation studies use “subsurface exploration” (such as drilling holes to collect soil samples) to investigate underground conditions at a particular site. Soil samples are collected and tested in soil engineering laboratories to determine the properties of that soil which could affect a building constructed on that property.

In a geologically complex or hazardous area, a jurisdiction may require a more detailed report to specifically address the geological conditions in detail before new home development or certain types of remodeling. This type of report is called “geological report”. NOTE: A geological report prepared for home development is different than the Property Solutions Natural Hazards Disclosure Reports you may receive during a real estate transaction. A geologic report prepared for new home development is going to provide on-site inspections and possibly laboratory analysis in order to describe the site’s geology in detail and offer conclusions and recommendations as to how the geology could impact a proposed development. A geologic “disclosure” report informs you of State, County, or City mapped general geologic hazard areas that may affect the property. It does not provide conclusions or recommendations for

development. A geologic report submitted for development purposes must be signed by a State licensed Geologist or Engineering Geologist.

Once a geotechnical or geologic report is submitted to the County or City as part of the permit process, it becomes public record and is kept on file at the local jurisdiction's planning or engineering department. Such reports are what we search for in this report.



DEVELOPMENT IN FAULT AREAS

Since the early seventies, the State of California has delineated on maps areas around active fault traces. These areas called Alquist-Priolo Earthquake Fault Zones. For those properties in an Alquist-Priolo Earthquake Fault Zone, State law requires that a geologic study be performed to determine if a fault trace exists on the property before development of structures intended for human occupancy is permitted. However, there are some exceptions to this requirement for single family homes. Check your Property Solutions Geologic, Flood and Fire Zone Report for the Alquist-Priolo determination. In the case of existing structures built before enactment of the Special Studies Zone Act in 1972, any addition that adds living-area square footage (i.e. a bedroom) to the structure usually requires a geologic study before it is built. Even if an active fault trace is found, most properties can be developed as long as there is room for an adequate setback from the fault trace. Jurisdictions can require on-site geologic studies in any area where they suspect a fault trace may exist, even if that area is not an Alquist-Priolo Earthquake Fault Zone.



ONCE DEVELOPMENT BEGINS

Once construction has begun, soils engineers and geologists are again involved. In many jurisdictions, soils engineers are required to monitor the construction of foundations or drainage schemes and any grading or excavation. Fills are observed and tested to assure the quality of their compaction. Each step of the construction process that is monitored by a soils engineer is generally recorded with the builder and the local jurisdiction in the form of "observation letters". Buyers of homes built within the last 10 to 15 years may be able to discover much about the care with which the home was constructed by reviewing available engineering observation letters at the local jurisdiction's planning or engineering department.

In many jurisdictions, a geologist or soil engineer is again involved after the construction is completed in order to "finalize" it. Once the soils engineer is satisfied that the components of the home that he was responsible for was built in accordance with the approved soils engineering report, the engineer provides a Final Letter of Inspection. This final letter should be available in the jurisdictional files. Although a building permit can be applied for and received, there is no guarantee that the construction was completed according to building codes and recommendations unless it is "finalized" or "signed off".