



The Building Permit Report

Date ~ January 11, 2019

Escrow ~ None

Subject Property

866 W. 10th Street
San Pedro, CA 90731

~

Prepared For

Lenny LaRocca
of
Vista Sotheby's International Realty

Phone: (818) 908 - 8945 ~ www.solutionsforproperty.com ~ Fax: (818) 908 - 8946

THE BUILDING PERMIT REPORT STATEMENT

FOR

866 W. 10TH STREET., SAN PEDRO, CA 90731

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.

~

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.

~

PUBLIC WORKS RECORDS DIVISION INDICATE:

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

Sewer Permit Number and Year of Connection: # 23849-64

- 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.

~

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: _____

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

Lot 20 Block 31
(Description of Property)

Rudicinda Tract

Dist. No. _____ M. B. Page _____ F. B. Page _____

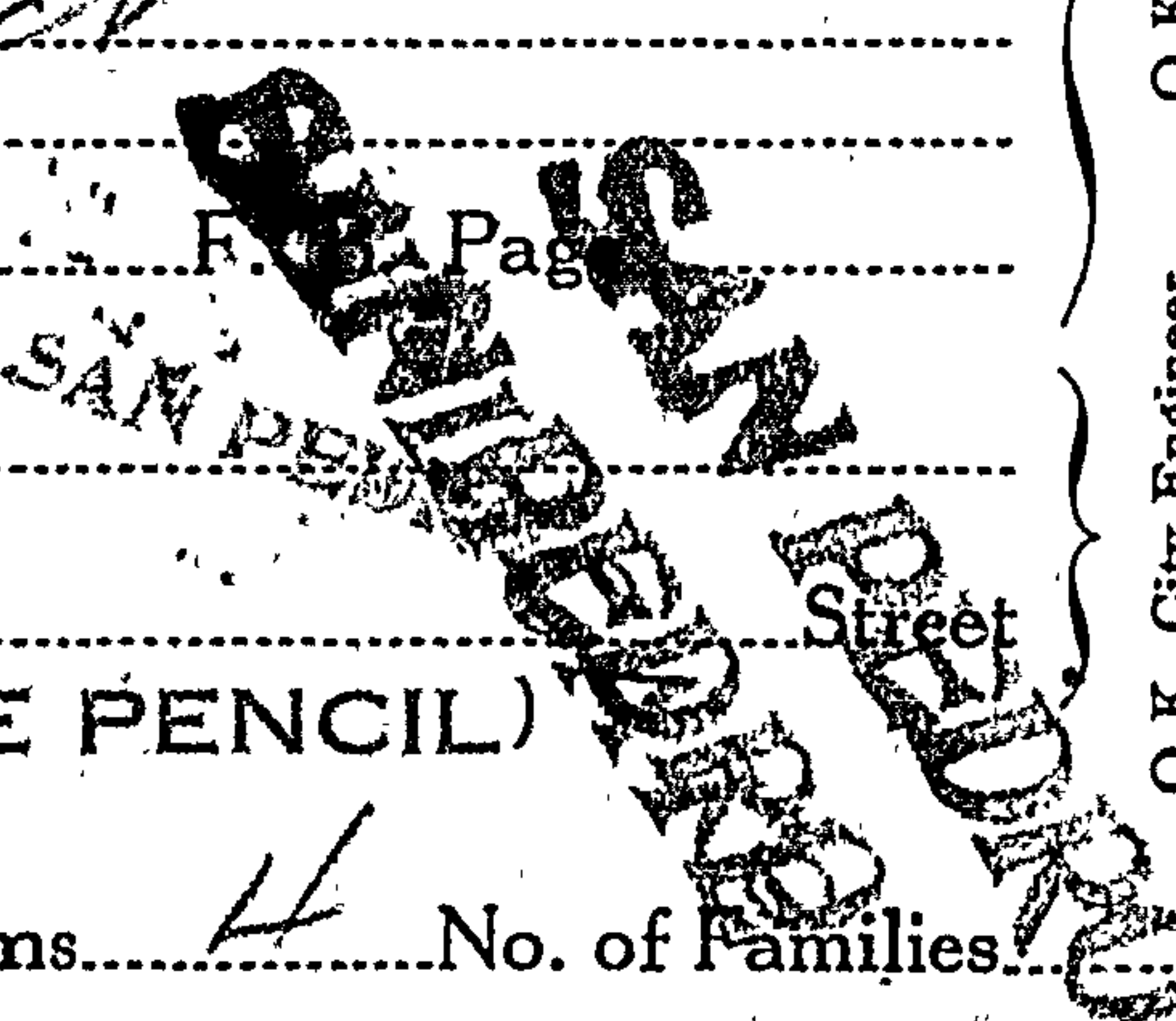
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 866
(Location of Job)

W. 10th Street

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
By [Signature] Deputy
O. K. City Engineer
By [Signature] Deputy



- Purpose of Building Dwelling No. of Rooms 4 No. of Families _____
- Owner's name Myrtle Regan Phone _____
- Owner's address _____
- Architect's name _____ Phone _____
- Contractor's name Regan & McLean Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 2200.00
- Is there any existing (old) building on lot? no What for? _____
- Size of proposed building 24 x 36 Height to highest point 14 feet
- Number of Stories in height 1 Character of ground adobe
- Material of foundation concrete Size of footings 12 Size of wall 6 Depth below ground 6
- Material of chimneys none Number of inlets to flue _____ Interior size of flues _____
- Give sizes of following materials: REDWOOD MUDSILLS 2x6 Girders 4x4
EXTERIOR studs 2x3 INTERIOR BEARING studs 2x3 Interior Non-Bearing studs 2x3
Ceiling joist 2x3 Roof rafters 2x4 FIRST FLOOR JOISTS 2x6
Second floor joists _____ Specify material of roof compo
- Will all provisions of State Dwelling House 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.

OVER

(Sign here)

[Signature]
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| | | | |
|----------------------------|---|-------------------------------------|---|
| PERMIT NO. 36443 | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Sign here when permit is issued DEC 20 1921 L.A. Bldg. Dept. |
| | Plan Examiner. | Clerk. | |

MAILED

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Eng. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

**Application for the Erection of Frame Buildings
CLASS "D"**

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. _____ Block _____
(Description of Property)

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

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 866 - 10th St. Street _____
(Location of Job)

By _____ Deputy
O.K. City Clerk
O.K. City Engineer

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms _____ No. of Families _____

2. Owner's name J. M. Trounley Phone _____

3. Owner's address 866 - 10th St.

4. Architect's name _____ Phone _____

5. Contractor's name Self Phone _____

6. Contractor's address _____

7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 100.00

8. Is there any existing (old) building on lot? no How used? _____

9. Size of proposed building 14 x 18 Height to highest point 9 1/2 feet

10. Number of Stories in height one Character of ground adobe

11. Material of foundation Mud Sill Size of footings _____ Size of wall _____ Depth below ground _____

12. Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____ x _____

13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders _____ x _____

EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs _____ x _____

Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS _____ x _____

Second floor joists _____ x _____ Specify material of roof Camp

Will all provisions of State Dwelling House Act be complied with? _____

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.

OVER

(Sign here) J. M. Trounley
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| | | | |
|--|---|---|---|
| PERMIT NO. <u>57931</u> <u>931</u> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. _____ Plan Examiner | Application checked and found O. K. <u>[Signature]</u> _____ Clerk | Stamp here when permit is issued. _____ DEC 2 1929 _____ |
|--|---|---|---|

3

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH
A BUILDING OF TYPE _____

| | |
|--|--|
| REMOVED FROM | REMOVED TO SAN PEDRO |
| Lot _____ | Lot _____ |
| Tract _____ | Tract _____ |
| Present location of building } <u>866 W. 10th</u> (House Number and Street) | } Approved by City Engineer. Deputy. |
| New location of building } _____ (House Number and Street) | |
| Between what cross streets } <u>Maguire + Cabrillo</u> | |

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling Families 1 Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 17 yrs.

3. Use of building AFTER alteration or moving bedroom Families 1 Rooms _____

4. Owner (Print Name) Floyd W. Lewis Phone 2-2778

5. Owner's Address 866 W. 10th P. O. San Pedro, Ca.

6. Certificated Architect _____ State License No. _____ Phone _____

7. Licensed Engineer _____ State License No. _____ Phone _____

8. Contractor W. A. Dice State License No. _____ Phone 2-1849

9. Contractor's Address 988 - 102 St

10. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.

\$ 200.00

11. State how many buildings NOW } One
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 24' x 38' Number of stories high _____ Height to highest point _____

13. Material Exterior Walls Wood Exterior framework Wood
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
Addition of 7' by 12 ft. on front bedroom.

Fill in Application on other Side and Sign Statement

(Over)

| | | | | | | | |
|---|----------------------------------|---|------------------------------|----------------|----------------|-----------|--|
| PERMIT No. <u>886037</u> | FOR DEPARTMENT USE ONLY | | | | | | Fee <u>2-</u> Stamp here when Permit is Issued <u>NOV 8 1945</u> |
| | Inside Lot | Key Lot | Lot Size | Ft. rear alley | Ft. side alley | Clerk | |
| | Corner Lot | Corner Lot Keyed | <u>40 X 125</u> | <u>20</u> | <u>20</u> | <u>ff</u> | |
| | Plans and Specifications checked | | Zone | Fire District | | | |
| Corrections verified | | <u>R 2</u> | No. <u>no</u> | | | | |
| Plans, Specifications and Application rechecked and approved. | | Bldg. Line | Street Widening | | | | |
| For Plans See _____ | | <u>no</u> ft. | <u>no</u> ft. | | | | |
| Filed with _____ | | Application checked and approved <u>Carver</u> Clerk | | | | | |
| PLANS <u>and</u> | | Continued Inspection | SPRINKLER Specified Required | | Inspector | | |
| | | | Valuation Included Yes— No | | | | |

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

15. Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

16. Type of Roofing.....

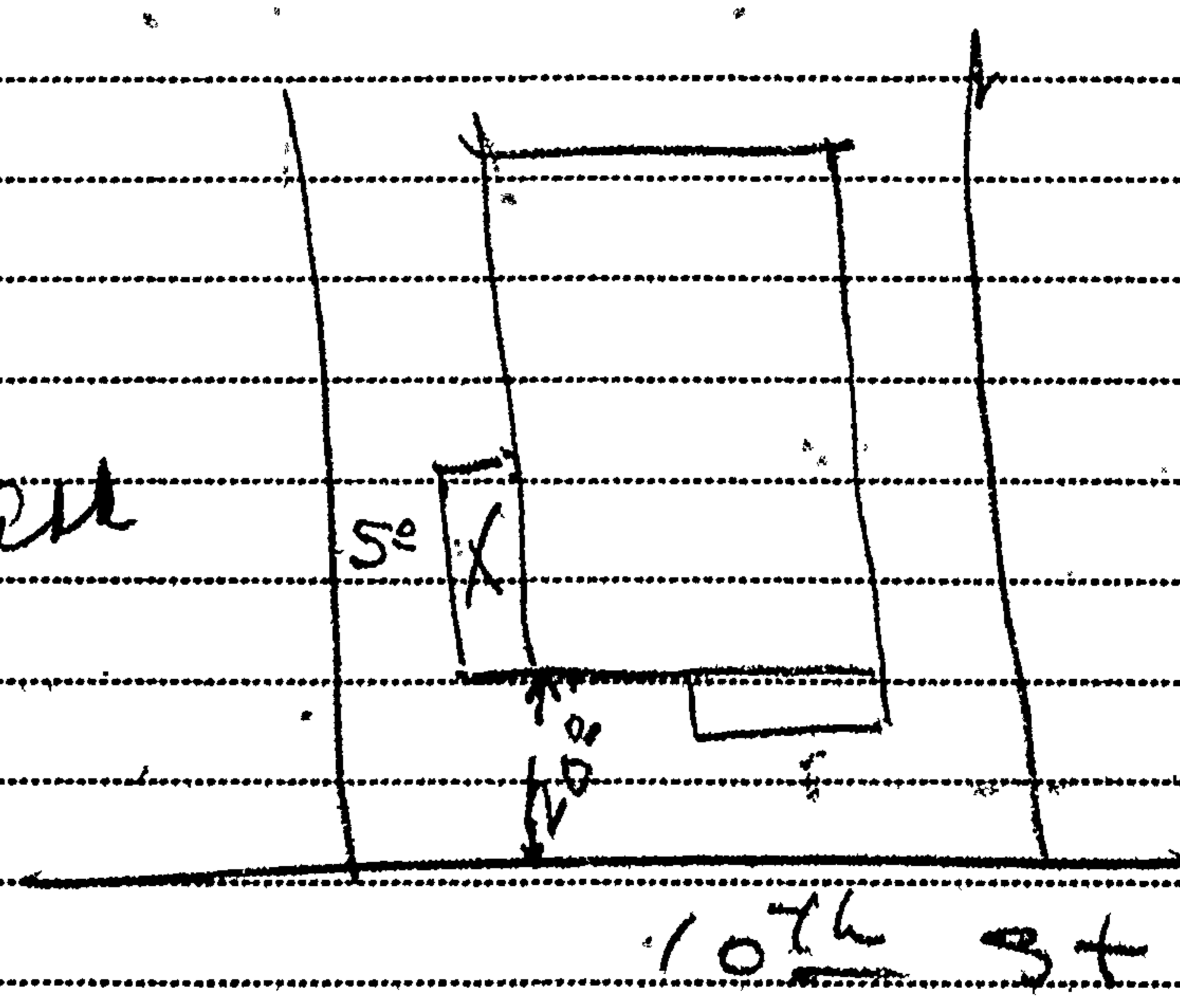
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Floyd J Lewis
(Owner or Authorized Agent)

By.....

| FOR DEPARTMENT USE ONLY | | |
|---|--|--|
| (a) Footing: Width..... | | Depth in Ground..... |
| (b) Size of Studs..... | | Material of Floor..... |
| (c) Size of Floor Joists.....x..... | | Size of Rafters.....x..... |
| (1) PLAN CHECKING Receipt No. Valuation \$..... Fee Paid \$..... | (2) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel..... | (3) The building referred to in this Application will be more than 100 feet from.....Street Sign here..... (Owner or Authorized Agent) |

REMARKS:



All Applications Must be Filled Out by Applicant

Bldg. Form 3

BUILDING DIVISION

PLANS AND SPECIFICATIONS and other data must also be filed

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair 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

| | | | |
|--|-----------------------------------|-----------------------------------|---------------------|
| TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor | Lot.....Block..... | Lot.....Block..... | O. K. City Clerk |
| | Tract..... | Tract..... | |
| CITY CLERK PLEASE VERIFY | | | O. K. City Engineer |
| | | | |
| TAKE TO FIRST FLOOR 242 SO. BROADWAY | Book.....Page.....F. B. Page..... | Book.....Page.....F. B. Page..... | By Deputy |
| | From No. 866-10 | To No. 5 SAN PEDRO | |
| ENGINEER PLEASE VERIFY |Street |Street | |
| |Street |Street | |

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Hotel*
2. What purpose will Building be used for hereafter? *Hotel*
3. Owner's name *Myles Regan Co* Phone *583*
4. Owner's address *2403 Grand ave*
5. Architect's name *"* Phone *583*
6. Contractor's name *"* Phone *583*
7. Contractor's address *"*
8. VALUATION OF PROPOSED WORK *\$200.00* (Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.)
9. Class of present Building *A* No. of rooms at present *5*
10. Number of stories in height *1* Size of present Building *28.45*
11. State how many buildings are on this lot *2*
12. State purpose buildings on lot are used for *Res. P. House* (Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Repairing Foundation @ Plaster

What Zone is Property In? *Q*
no Structural Changes

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.

OVER

(Sign here)

(Owner or Authorized Agent)

Myles Regan Co

FOR DEPARTMENT USE ONLY

| | | | |
|----------------------------|--|---|---|
| PERMIT NO. 15197 | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>B. J. ...</i> Plan Examiner | Application checked and found O. K. <i>W. ...</i> Clerk | Stamp here when permit issued MAY 28 1928 L.A. Bldg. Dept. |
|----------------------------|--|---|---|

Oh ...

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blg. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair 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

TAKE TO
Room No. 248
(2ND FLOOR)

Lot..... Block.....

Lot..... Block.....

CITY CLERK
PLEASE
VERIFY

Tract

Tract

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

Book.....Page.....F. B. Page.....

Book.....Page.....F. B. Page.....

ENGINEER
PLEASE
VERIFY

From No. Street

To No. 866 W. 10th Street

SAN PEDRO DISTRICT

O. K. City Clerk
By
Deputy
O. K. City Engineer
By
Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Dwelling
2. What purpose will Building be used for hereafter? Dwelling
3. Owner's name Floyd J. Lewis Phone
4. Owner's address 866 W. 10th
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
STATE LICENSE NO. Phone
6. Contractor's name LICENSE NO. Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK { Including all Material, Labor, Finishing, Equip- } \$ 70.00
ment and Appliances in Completed Building.
9. Class of present Building D No. of Rooms at present 1
10. Number of stories in height one Size present Building 34 x 26
11. State how many buildings are on this lot 2
12. State purpose buildings on lot are used for Residence & Garage
(Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? B

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Remove partition forward to kitchen porch area into living room - Building symbol just on front

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.

OVER

(Sign here) Floyd J. Lewis
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| | | | |
|----------------------------|---|--|--|
| PERMIT NO. 13938 | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner. | Application checked and found correct <u>B 2 7/10/31</u> <u>No 50</u> <u>RP</u> Clerk | RECEIVED JUL 13 1931 L.A. BLDG. DIV. |
|----------------------------|---|--|--|

3919

100

3

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 }
New location of building } 866 W 10 (House Number and Street)
Between what cross streets } Approved by City Engineer. Deputy.

1. Purpose of PRESENT building. Res. Families 1 Rooms 4

2. Use of building AFTER alteration or moving. Res. Families 1 Rooms 5

3. Owner (Print Name) H J Lewis Phone.....

4. Owner's Address 866 W 10

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

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

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

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK \$200.00 (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.)

10. State how many buildings NOW on lot and give use of each. Res. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 4 x 30 Number of stories high 1 Height to highest point 17

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

Describe briefly and fully all proposed construction and work:

Add 10 x 18 on rear no yards disturbed

Fill in Application on other Side and Sign Statement

200 (OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 21554
Plans and Specifications checked
Zone B Fire District No. 20
Corrections verified
Bill. Fee 20 Street Widening 20 Ft.
Plans, Specifications and Applications rechecked and approved
Application checked and approved AUG 18 1936 (Clerk)
Required Valuation Included SPARKLER Inspected Fee No
Inspector

25780

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition 18 x 20 Size of Lot 40 x 120 Number of Stories when complete 1
Material of Foundation Concrete Width of Footing 12 Depth of footing below ground 6
Width Foundation Wall 6 Size of Redwood Sill 2 x 6 Material Exterior Walls wood
Size of Exterior Studs 2 x 6 Size of Interior Bearing Studs 2 x 4
Joists: First Floor 2 x 6 Second Floor 2 x 4 Rafters 2 x 4 Roofing Material Comp

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 F. J. Lewis (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Table with 4 columns: 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 F. J. Lewis (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:

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR WILL BE TREATED AGAINST TERMITES IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING ORDINANCE

F. J. Lewis (Owner or Authorized Agent)

3**APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY**

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.**

| | | | |
|---|---------------------|------------------------------------|---|
| 1. LEGAL LOT 20 | BLK. 31 | TRACT Rudecinda | DIST. MAP 4919 |
| 2. BUILDING ADDRESS 866 West 10th Street | | APPROVED MA | ZONE R-3 |
| 3. BETWEEN CROSS STREETS Cabrillo Ave. AND Meyler | | FIRE DIST. | |
| 4. PRESENT USE OF BUILDING Dwelling | | NEW USE OF BUILDING Same | INSIDE <input checked="" type="checkbox"/> KEY |
| 5. OWNER Vincent Di Meglio | | PHONE | COR. LOT REV. COR. |
| 6. OWNER'S ADDRESS 866 West 10th Street | | P.O. San Pedro | ZONE 40 x 120 |
| 7. CERT. ARCH. none | | STATE LICENSE | PHONE |
| 8. LIC. ENGR. none | | STATE LICENSE | PHONE |
| 9. CONTRACTOR Precision Home Impl | | STATE LICENSE 18034 TR | PHONE 71840 |
| 10. CONTRACTOR'S ADDRESS 11251 Ventura Blvd. | | P.O. Studio City | ZONE AFFIDAVITS |
| 11. SIZE OF EXISTING BLDG. 20 x 30 | STORIES 1 | HEIGHT 10 | NO. OF EXISTING BUILDINGS ON LOT AND USE dwelling |

SEWER (Available) (Not Available)

| | | | |
|---|-------------------|--|-----------------------------------|
| 3 866 West 10th Street | | DISTRICT OFFICE San Pedro | |
| 12. MATERIAL <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK | | ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL | ROOFING |
| EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE | | CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER | SPRINKLERS REQ'D. SPECIFIED |
| 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 2280.00 | | BLDG. AREA | |
| 14. SIZE OF ADDITION none | | STORIES | HEIGHT |
| VALUATION APPROVED Hewitt | | DWELL. UNITS | |
| 15. NEW WORK: (Describe) install alum. siding | | EXT. WALLS | ROOFING |
| APPLICATION CHECKED | | SPACES PARKING | |
| PLANS CHECKED | | GUEST ROOMS | |
| CORRECTIONS VERIFIED | | FILE WITH | |
| PLANS APPROVED | | CONT. INSP. | |
| APPLICATION APPROVED <i>[Signature]</i> | | INSPECTOR | |
| TYPE V | GROUP R | MAX. OCC. mc | P.C. |
| S.P.C. | G.P.I. | B.P. 11.20 | I.F. |
| O.S. | C/O | | |

CRITICAL SOIL

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed *[Signature]*

This Form When Properly Validated is a Permit to Do the Work Described.

CASHIER'S USE ONLY

B.P. SP 22489 5-4-60 Milliron

P.C. No. GRADING CRIT. SOIL CONS.



Electrical
1 or 2 Family Dwelling
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 09/24/2015

APPLICATION FOR ELECTRICAL

Last Status: Permit Finalled

PLAN CHECK AND INSPECTION

Status Date: 11/06/2015

1. PROPERTY OWNER

ASLANIAN, SANDRA H

866 10TH ST

SAN PEDRO CA 90731

2. APPLICANT INFORMATION (Relationship: Owner-Bldr)

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(O) OWNER-BUILDER

0

(562)207-8700

5. APPLICATION COMMENTS

6. DESCRIPTION OF WORK

100 AMP PANEL WITH SUB PANEL

7. CHECKLIST ITEMS:

Owner-Builder Declaration

8. COUNCIL DISTRICT:

15

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier: Yvonne Quintana

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 54131654

NOTICE:

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its 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.

10. FEE INFORMATION

Inspection Fee Period

Permit Fee: **97.20**

| | |
|-----------------------------------|-------|
| INSPECTION TOTAL Electrical | 97.20 |
| Permit Total | 97.20 |
| Permit Fee Subtotal Electrical | 90.00 |
| Permit One Stop Surcharge | 1.80 |
| Permit Sys. Development Surcharge | 5.40 |
| Permit Issuing Fee | 0.00 |
| Permit Supp. Issuing Fee | 0.00 |

Payment Date: 09/24/15

Receipt No: 0401026987

Amount: \$97.20



* P 1 5 0 4 1 4 0 0 0 0 3 1 6 5 4 I N *

X15SP03184

866 W 10th St
15041 - 40000 - 31654



| | | |
|--|--|--|
| Bldg-Alter/Repair 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 | Issued on: 09/18/2015 Last Status: Permit Finald Status Date: 10/29/2015 |
|--|--|--|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN#) | 2. ASSESSOR PARCEL # |
|-----------------|-------|--------|-----|----------------------|--------------------|----------------------|
| RUDECINDA TRACT | 31 | 20 | | M B 14-58/59 (SHT 2) | 015B197 974 | 7454 - 008 - 019 |

3. PARCEL INFORMATION

| | | |
|--|---------------------------------|-----------------------------------|
| Area Planning Commission - Harbor | Census Tract - 2966.00 | Thomas Brothers Map Grid - 824-A5 |
| LADBS Branch Office - SP | District Map - 015B197 | |
| Council District - 15 | Energy Zone - 6 | |
| Certified Neighborhood Council - Central San Pedro | Hillside Grading Area - YES | |
| Community Plan Area - San Pedro | Near Source Zone Distance - 2.2 | |

ZONES(S): RD2-1XL

4. DOCUMENTS

| | |
|---|------------------------------------|
| YC - YV-2252 ORD - ORD-158794 CPC - CPC-2005-8252-CA CPC - CPC-30671 | CDBG - LARZ-San Pedro / Wilmington |
|---|------------------------------------|

5. CHECKLIST ITEMS

| | |
|--|--|
| Std. Work Descr - Interior Non-struct. Remo | Combine Elec - Wrk. per 91.107.2.1.1.1 |
| Std. Work Descr - Seismic Gas Shut Off Valve | Combine Plumbg - Wrk. per 91.107.2.1.1.1 |
| Combine HVAC - Wrk. per 91.107.2.1.1.1 | |

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
NEAL THOMPSON 866 10TH ST SAN PEDRO CA 90731

Tenant:

Applicant: (Relationship: Owner-Bldr)
NEAL THOMPSON - OWNER-BUILDER 866 W 10TH ST. SAN PEDRO, CA 90731 (562) 207-8700

7. EXISTING USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

Remodel existing 1 story SFD. Repair foundation on westside of property.

9. # Bldgs on Site & Use:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
LA County, call (213) 473-3231.

10. APPLICATION PROCESSING INFORMATION

| | |
|--------------------------------|------------|
| BLDG. PC By: Chiharu Suzuki | DAS PC By: |
| OK for Cashier: Chiharu Suzuki | Coord. OK: |
| Signature: | Date: |

For Cashier's Use Only **W/O #: 51618747**

11. PROJECT VALUATION & FEE INFORMATION

| | Final Fee Period | |
|---------------------------------------|--------------------|-------------------------|
| Permit Valuation: \$39,000 | PC Valuation: | |
| FINAL TOTAL Bldg-Alter/Repair | 781.84 | Permit Issuing Fee 0.00 |
| Permit Fee Subtotal Bldg-Alter/Repair | 404.00 | |
| Electrical | 105.04 | |
| HVAC | 52.52 | |
| Plumbing | 105.04 | |
| Plan Check Subtotal Bldg-Alter/Repair | 0.00 | |
| E.Q. Instrumentation | 5.07 | |
| O.S. Surcharge | 13.43 | |
| Sys. Surcharge | 40.30 | |
| Planning Surcharge | 24.24 | |
| Planning Surcharge Misc Fee | 10.00 | |
| Planning Gen Plan Maint Surcharge | 20.20 | |
| CA Bldg Std Commission Surcharge | 2.00 | |
| Sewer Cap ID: | Total Bond(s) Due: | |

Payment Date: 09/18/15
Receipt No: 0401026874
Amount: \$781.84
Method: Visa

2015SP54457

12. ATTACHMENTS

Owner-Builder Declaration
Plot Plan



* P 1 5 0 1 6 4 0 0 0 0 1 8 7 4 7 F N *



Bldg-Alter/Repair
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**

Issued on: 10/13/2015
Last Status: Permit Finald
Status Date: 10/29/2015

| <u>1. TRACT</u> | <u>BLOCK</u> | <u>LOT(s)</u> | <u>ARB</u> | <u>COUNTY MAP REF #</u> | <u>PARCEL ID # (PIN#)</u> | <u>2. ASSESSOR PARCEL #</u> |
|-----------------|--------------|---------------|------------|-------------------------|---------------------------|-----------------------------|
| RUDECINDA TRACT | 31 | 20 | | M B 14-58/59 (SHT 2) | 015B197 974 | 7454 - 008 - 019 |

| <u>3. PARCEL INFORMATION</u> | | |
|---|---|-----------------------------------|
| Area Planning Commission - Harbor LADBS Branch Office - SP Council District - 15 Certified Neighborhood Council - Central San Pedro Community Plan Area - San Pedro | Census Tract - 2966.00 District Map - 015B197 Energy Zone - 6 Hillside Grading Area - YES Near Source Zone Distance - 2.2 | Thomas Brothers Map Grid - 824-A5 |

ZONES(S): RD2-1XL

| <u>4. DOCUMENTS</u> |
|---|
| YC - YV-2252 ORD - ORD-158794 CPC - CPC-2005-8252-CA CPC - CPC-30671 |

CDBG - LARZ-San Pedro / Wilmington

| <u>5. CHECKLIST ITEMS</u> |
|-------------------------------|
| Special Inspect - Epoxy Bolts |

| <u>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u> | | | |
|--|----------------|---------------------|----------------|
| Owner(s): NEAL THOMPSON | 866 10TH ST | SAN PEDRO CA 90731 | |
| Tenant: | | | |
| Applicant: (Relationship: Owner-Bldr) NEAL THOMPSON - OWNER-BUILDER | 866 W 10TH ST. | SAN PEDRO, CA 90731 | (562) 207-8700 |

| <u>7. EXISTING USE</u> | <u>PROPOSED USE</u> |
|-------------------------------|---------------------|
| (01) Dwelling - Single Family | |

| <u>8. DESCRIPTION OF WORK</u> |
|---|
| Supplemental permit to 15016-40000-18747 to revise work description to say "Remodel existing 1 story SFD. Repair foundation on north and south sides of property." Add foundation detail for the foundation repair. |

| <u>9. # Bldgs on Site & Use:</u> | |
|--------------------------------------|--|
| | |

| <u>10. APPLICATION PROCESSING INFORMATION</u> | | | |
|---|----------------|------------|--|
| BLDG. PC By: | Chiharu Suzuki | DAS PC By: | |
| OK for Cashier: | Chiharu Suzuki | Coord. OK: | |
| Signature: | | Date: | |

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 51618747**

| <u>11. PROJECT VALUATION & FEE INFORMATION</u> | | Final Fee Period |
|--|--------|--------------------|
| Permit Valuation: | \$501 | PC Valuation: |
| FINAL TOTAL Bldg-Alter/Repair | 235.86 | |
| Permit Fee Subtotal Bldg-Alter/Repair | 130.00 | |
| Plan Check Subtotal Bldg-Alter/Repair | 58.50 | |
| E.Q. Instrumentation | 0.50 | |
| O.S. Surcharge | 3.78 | |
| Sys. Surcharge | 11.34 | |
| Planning Surcharge | 11.31 | |
| Planning Surcharge Misc Fee | 10.00 | |
| Planning Gen Plan Maint Surcharge | 9.43 | |
| CA Bldg Std Commission Surcharge | 1.00 | |
| Permit Issuing Fee | 0.00 | |
| Sewer Cap ID: | | Total Bond(s) Due: |

Payment Date: 10/13/15
Receipt No: 0401027362
Amount: \$235.86
Method: Visa

2015SP54565

| <u>12. ATTACHMENTS</u> |
|---------------------------|
| Owner-Builder Declaration |



* P 1 5 0 1 6 4 0 0 0 1 1 8 7 4 7 F N *



| | | |
|--|--|--|
| Bldg-Alter/Repair 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 | Issued on: 09/18/2015 Last Status: Permit Finald Status Date: 10/29/2015 |
|--|--|--|

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN#) | 2. ASSESSOR PARCEL # |
|-----------------|-------|--------|-----|----------------------|--------------------|----------------------|
| RUDECINDA TRACT | 31 | 20 | | M B 14-58/59 (SHT 2) | 015B197 974 | 7454 - 008 - 019 |

| | | |
|---|---|-----------------------------------|
| 3. PARCEL INFORMATION | | |
| Area Planning Commission - Harbor LADBS Branch Office - SP Council District - 15 Certified Neighborhood Council - Central San Pedro Community Plan Area - San Pedro | Census Tract - 2966.00 District Map - 015B197 Energy Zone - 6 Hillside Grading Area - YES Near Source Zone Distance - 2.2 | Thomas Brothers Map Grid - 824-A5 |

ZONES(S): RD2-1XL

| | |
|------------------------|------------------------------------|
| 4. DOCUMENTS | CDBG - LARZ-San Pedro / Wilmington |
| YC - YV-2252 | |
| ORD - ORD-158794 | |
| CPC - CPC-2005-8252-CA | |
| CPC - CPC-30671 | |

| | |
|---|--|
| 5. CHECKLIST ITEMS | |
| Std. Work Descr - Interior Non-struct. Remo Std. Work Descr - Seismic Gas Shut Off Valve Combine HVAC - Wrk. per 91.107.2.1.1.1 | Combine Elec - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1 |

| | | | |
|---|----------------|---------------------|----------------|
| 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION | | | |
| Owner(s): | | | |
| NEAL THOMPSON | 866 10TH ST | SAN PEDRO CA 90731 | |
| Tenant: | | | |
| Applicant: (Relationship: Owner-Bldr) | | | |
| NEAL THOMPSON - OWNER-BUILDER | 866 W 10TH ST. | SAN PEDRO, CA 90731 | (562) 207-8700 |

| | |
|-------------------------------|---------------------|
| 7. EXISTING USE | PROPOSED USE |
| (01) Dwelling - Single Family | |

| |
|--|
| 8. DESCRIPTION OF WORK |
| Remodel existing 1 story SFD. Repair foundation on westside of property. |

9. # Bldgs on Site & Use:

| | | | |
|---|----------------|------------|--|
| 10. APPLICATION PROCESSING INFORMATION | | | |
| BLDG. PC By: | Chiharu Suzuki | DAS PC By: | |
| OK for Cashier: | Chiharu Suzuki | Coord. OK: | |
| Signature: | | Date: | |

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
 LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 51618747**

| 11. PROJECT VALUATION & FEE INFORMATION | | Final Fee Period |
|--|----------|-------------------------|
| Permit Valuation: | \$39,000 | PC Valuation: |
| FINAL TOTAL Bldg-Alter/Repair | 781.84 | Permit Issuing Fee 0.00 |
| Permit Fee Subtotal Bldg-Alter/Repair | 404.00 | |
| Electrical | 105.04 | |
| HVAC | 52.52 | |
| Plumbing | 105.04 | |
| Plan Check Subtotal Bldg-Alter/Repair | 0.00 | |
| E.Q. Instrumentation | 5.07 | |
| O.S. Surcharge | 13.43 | |
| Sys. Surcharge | 40.30 | |
| Planning Surcharge | 24.24 | |
| Planning Surcharge Misc Fee | 10.00 | |
| Planning Gen Plan Maint Surcharge | 20.20 | |
| CA Bldg Std Commission Surcharge | 2.00 | |
| Sewer Cap ID: | | Total Bond(s) Due: |

Payment Date: 09/18/15
 Receipt No: 0401026874
 Amount: \$781.84
 Method: Visa

2015SP54457

| |
|--|
| 12. ATTACHMENTS |
| Owner-Builder Declaration Plot Plan |



* P 1 5 0 1 6 4 0 0 0 0 1 8 7 4 7 F N *



Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
No Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Issued on: 09/01/2015
Last Status: Permit Finald
Status Date: 10/29/2015

Table with 7 columns: I. TRACT, BLOCK, LOT(s), ARB, COUNTY MAP REF #, PARCEL ID # (PIN#), 2. ASSESSOR PARCEL #. Row 1: RUDECINDA TRACT, 31, 20, M B 14-58/59 (SHT 2), 015B197 974, 7454 - 008 - 019

3. PARCEL INFORMATION
Area Planning Commission - Harbor
LADBS Branch Office - SP
Council District - 15
Certified Neighborhood Council - Central San Pedro
Community Plan Area - San Pedro
Census Tract - 2966.00
District Map - 015B197
Energy Zone - 6
Hillside Grading Area - YES
Near Source Zone Distance - 2.2
Thomas Brothers Map Grid - 824-A5

ZONES(S): RD2-1XL

4. DOCUMENTS
YC - YV-2252
ORD - ORD-158794
CPC - CPC-2005-8252-CA
CPC - CPC-30671
CDBG - LARZ-San Pedro / Wilmington

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): ASLANIAN, SANDRA H 866 10TH ST SAN PEDRO CA 90731
Tenant:
Applicant: (Relationship: Owner-Bldr) NEAL THOMPSON - OWNER-BUILDER 866 W 10TH ST SAN PEDRO,CA 90731 (562) 207-8700

7. EXISTING USE PROPOSED USE
(07) Garage - Private

8. DESCRIPTION OF WORK
RE-ROOF 4 SQUARES (GARAGE) WITH CLASS A OR B MATERIALS WEIGHING LESS THAN 6 POUNDS PER SQ. FT. COOL ROOF MAY BE REQUIRED FOR NON-RESIDENTIAL BUILDINGS PER TITLE 24, PART 6, SECTION 149(B).

9. # Bldgs on Site & Use:
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Yvonne Quintana Coord. OK:
Signature: Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 51618757

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$6,000 PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 180.83
Permit Fee Subtotal Bldg-Alter/Repair 115.00
E.Q. Instrumentation 0.78
O.S. Surcharge 2.86
Sys. Surcharge 8.57
Planning Surcharge 8.52
Planning Surcharge Misc Fee 10.00
Planning Gen Plan Maint Surcharge 7.10
CA Bldg Std Commission Surcharge 1.00
Permit Issuing Fee 27.00
Permit Fee-Single Inspection Flag
Sewer Cap ID: Total Bond(s) Due:

Payment Date: 09/01/15
Receipt No: 0401026520
Amount: \$180.83
Method: Visa
2015SP54371

12. ATTACHMENTS
Owner-Builder Declaration



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 no 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.



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.

~

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.

~

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".