

# THE BUILDING PERMIT REPORT STATEMENT

FOR

2503 185TH STREET., REDONDO BEACH, CA 90278

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: #

- 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: \_\_\_\_\_

LOT 55 BLOCK \_\_\_\_\_ TRACT 15966  
 ST. ADDRESS 2503 185th St.  
 SIZE BLDG. 21X33<sup>6</sup> ZONE R-1 FIRE ZONE 3  
 CONTRACTOR Carpenter Contr.

## USE OF BUILDING

Residence

PERMIT NO.	DATE	NAME	DESCRIPTION
18188	8/30/51	B.D.T.	res.
19350	2/15/52		10X20 gar.
<del>18863</del>	<del>12/27/51</del>	<del>L. J. Fitzpatric</del>	<del>20X20 gar. cancelled</del>
42555	5/14/71	Dean Thompson	8X12 stor. shed att. to gar.*
B-880308	9-7-88	Mark Ford	415# Rm Add. Dining Area, Bed & Bath
		(Over)	

9-29-86  
7-14-92

880308

FINAL ON BUILDING: 1/14/52 chd. 5/19/71 12/11/89

REMARKS: \*Built w/o permit

TENTS — TRAILERS —

NON-CONFORMING BUILDINGS

4158	28	
MB.	PG.	PCI
414	1-2	12

STREET ADDRESS: 2503 West 185th Street

LOT E. 60' 2 BLOCK 32 TRACT 2546

MODIFICATION REQUEST NUMBER: M-88-26 DATE 7/5/88

REQUEST:

To encroach 3'0" into required 10' building separation between an existing detached garage and the main building.

DECISION:

Approved.

2503 W 185 ST

INSTRUCTIONS TO APPLICANT

IMPORTANT: USE BALL POINT PEN. PRESS FIRMLY. BUILDING PERMIT VALIDATION

add JB, 2/2/89  
Blug Fee \$337.92  
Receipt # 76-137

VALID ONLY WHEN MACHINE STAMPED - VALIDATION OF THIS PERMIT SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OF THE VIOLATION OF ANY APPLICABLE PROVISIONS OF THE CITY CODE COVERING THIS WORK, OR ANY OTHER PROVISIONS OF THE CITY CODE.

CITY OF REDONDO BEACH  
DEPARTMENT OF BUILDING AND SAFETY  
415 Diamond Street • Redondo Beach, CA 90277 • (213) 372-1171  
**BUILDING PERMIT APPLICATION**  
When properly validated this is your permit.

**FOR DEPARTMENT USE ONLY**  
P.C. NO. 0595 DATE 7-29-88 BUILDING PERMIT NO. 880308 B  
P.C. By Type of Const. GROUP ZONE R-1 DATE ISSUED 9-7-88 ISSUED BY

**FOR APPLICANT TO FILL IN - DO NOT WRITE IN SHADED AREAS**  
Job Address 2503 W. 185th ST., K.B.  
Lot 55 Block Tract 15966  
Applicant MARK FORD Phone  
Owner MARK FORD Phone  
Address 2503 W. 185th ST., K.B.  
Architect or Engineer MARK FORD  
Address  
Lic. No. Phone

CLASS OF WORK  
 NEW  ADDITION  REPAIR  MOVE  
 ALTERATION  DEMOLITION

USE OF BLDG.  
 RESIDENTIAL SINGLE FAMILY  RETAIL  INDUSTRIAL  
 MULTI-FAMILY  OFFICE  INSTITUTIONAL  
 HOTEL/MOTEL  RESTAURANT  PUBLIC

**OWNER/BUILDER DECLARATION**

Section 7031.5 of the California Business and Professions code provides as follows:  
"Each county or city which requires the issuance of a permit as a condition precedent to the construction, alteration, improvement, demolition or repair of any building or structure shall also require that each applicant for such a permit file as a condition precedent to the issuance of a permit a statement which he has prepared and signed stating that the applicant is licensed under provisions of this chapter, giving the number of his license and stating that it is in full force and effect, or, if the applicant is exempt from the provisions of this chapter, the basis of the alleged exemption. Any violation of this section by any applicant for a permit shall be subject to a civil penalty of not more than five hundred dollars (\$500.00)."

I, as 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. (Section 7044, Business and Professions Code: The contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner/builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044 of the Business and Professions Code: The contractor's 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 contractor's license law.)

I, as owner, am exempt under section \_\_\_\_\_ B and P Code, for the reason: \_\_\_\_\_

EXISTING BUILDINGS ON LOT: HOUSE, GARAGE, SHED  
SIZE OF NEW CONST.: 15x24 TOTAL AREA OF EXIST. & NEW CONST.: 744/42  
NO. OF STORIES: 1 LOT SIZE: 50x100

DESCRIPTION OR REMARKS:  
FRONT ADDITION 5x11 DINING AREA  
REAR ADDITION 15x24 BEDROOM AND BATH  
TOTAL 415 sq

MAJOR HWY. YES  NO  STATE HWY. YES  NO

BUILDING SETBACK	YARD	CL	STREET	R/W
FRONT P.L.				
SIDE STREET P.L.				
INT. SIDE P.L.				

PARKING SPACES REQ'D. SPACES PROVIDED

**LICENSED CONTRACTOR'S DECLARATION**

I hereby declare that I am licensed under the provisions of Chapter 9 (commencing at Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class \_\_\_\_\_ State Lic. No. \_\_\_\_\_ City Lic. No. \_\_\_\_\_

Contractor/Agent \_\_\_\_\_ (Signature) \_\_\_\_\_ (Date)

Contractor's Name \_\_\_\_\_ Address: \_\_\_\_\_ Phone \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

REQUIRED YES NO  
UNDERGROUND UTILITIES    
SPRINKLERED    
WET STANDPIPES    
L.A. COUNTY SANITATION FEES    
SCHOOL FEES    
OTHER

TITLE 24 APPLIES TO ALLOWABLE HEATING SYSTEM YES  NO   
BONNET CAPACITY \_\_\_\_\_ BTU

APPROVALS	REQ	NOT REQ	DATE	APPROVED BY
PLANNING/HARBOR	✓		7-29-88	C. B. H. N.
FIRE		✓		
ENGINEERING	✓		7-29-88	J. J. J.

BUILDING PERMIT APPROVED FOR ISSUANCE

OTHER PERMITS REQUIRED:  
GRADING \_\_\_\_\_ PLUMBING \_\_\_\_\_ MECHANICAL \_\_\_\_\_  
ELECTRIC \_\_\_\_\_ SIGN \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**

(This section need not be completed if permit is for one hundred dollars (\$100.00) or less)  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of the State of California.

(Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

NOTICE TO APPLICANT: If after making this certificate of exemption, you should become subject to the Worker's Compensation laws of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 California Civil Code).

Lender's Name: \_\_\_\_\_ Address: \_\_\_\_\_

**VALUATION**

BUILDING PLAN CHECK FEE	\$ 210.28	BLDG. PERMIT FEE	\$ 323.50
ELECTRICAL PLAN CHECK FEE	15.80	PARK & REC. TAX	
PLUMBING PLAN CHECK FEE	15.80	SEWER USE FEE	12.-
MECHANICAL PLAN CHECK FEE	15.80	S.M.I. FEE	242
PLAN CHECK FEE TOTAL	\$ 257.68	TOTAL	\$ 337.92

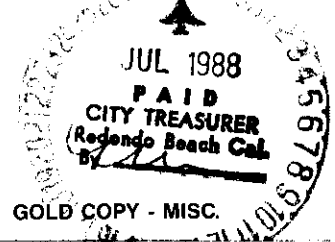
**RIGHT OF ENTRY READ CONDITIONS BELOW**

The work authorized by this permit is subject to all rules and regulations set forth in the ordinances and amendments of the City of Redondo Beach, and the laws of the State of California in regard to such work, and all amendments thereto.  
This permit becomes null and void if work is not commenced within one hundred eighty (180) days from date of issuance, or if work is suspended at any time during construction for the same period of time, or if any work is done in violation of the City or State laws governing same.  
I certify that I have read this application and state that the above information is correct. I agree to comply with all City and applicable County ordinances, and State laws relating to building construction, and hereby authorize representatives of the City to enter upon the above mentioned property for the purpose of inspections.

(Signature) Mark Ford (Date) 7-29-88

**PLAN CHECK VALIDATION**

Receipt # 76-281 \$ 257.68



# INSPECTION RECORD

BUILDING PERMIT NO. 2503-185 St.

*add*

Inspections	Approved By	Date	INSPECTOR'S NOTES
Setback and Yards			
Trench and Forms			
Reinforcing Steel			
Electrical Ground			
Footings	<i>Blum</i>		
Heating or Refrig. Groundwork (or Underfloor)			
Electrical Groundwork			
Plumbing Groundwork (or Underfloor)	<i>JA. 9-15-88</i>		
Gas Piping Groundwork			
Panel Steel			
Column and Beam Reinforcing			
Concrete Block Steel			
Floor Joists and Insulation			
Slab Floors			
<b>Inspections</b>	<b>Approved By</b>	<b>Date</b>	
Rough Electric	<i>Blum</i>	<i>4/10/89</i>	
Walls Ceiling Fixtures			
Rough Plumbing	<i>Blum</i>	<i>4/10/89</i>	
Ducts			
Rough Heating or Refrigeration			
Rough Gas Piping			
Floor Diaphragm			
Suspended Ceiling			
Roof Diaphragm	<i>Blum</i>	<i>11/15/88</i>	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> <p><b>ROOF NAILING 11-15-1988</b>                      - PARTIAL OVER EXISTING HOME OK C.P.F.                      REMAINDER WILL BE INSPECTED                      AFTER WELLS CUT OVER. C.P.F.</p> </div>
Rough Framing	<i>Blum</i>	<i>4/10/89</i>	
Insulation	<i>Blum</i>	<i>5/22/89</i>	
Interior Lathing Drywall	<i>Blum</i>	<i>4/20/89</i>	
Exterior Lathing	<i>Blum</i>	<i>4/10/89</i>	
Rough Sewer			
Final Sewer			
Final Gas Test	<i>Blum</i>	<i>12/1/88</i>	
Final Plumbing	<i>Blum</i>	<i>12/1/88</i>	
Final Electrical	<i>Blum</i>	<i>12/1/88</i>	
Final Heating or Refrigeration			
Final Block Wall Steel			
Underground Service			
Final Landscaping			
Final Sign			
Final Building Inspection	<i>Blum</i>	<i>12/1/88</i>	

See Also; Grading, Plumbing, Mechanical, Electrical, and Sign Permit Inspection Records.

HERMOSA BEACH CITY SCHOOL DISTRICT REDONDO BEACH CITY SCHOOL DISTRICT  
 MANHATTAN BEACH CITY SCHOOL DISTRICT SOUTH BAY UNION HIGH SCHOOL DISTRICT

OF LOS ANGELES COUNTY

1401 Inglewood Avenue  
 Redondo Beach, CA 90278  
 Telephone: (213) 379-5449  
 Hours: 9:00 a.m.-4:00 p.m. Mon.-Fri.

For Cities of:  
 Hermosa Beach  
 Manhattan Beach  
 Redondo Beach

DEVELOPER (SCHOOL FACILITY) FEE

District No.: \_\_\_\_\_  
 Account No.: \_\_\_\_\_

Complete Items 1 through 9 — PLEASE TYPE OR PRINT

Date: \_\_\_\_\_  
(MONTH) (DAY) (YEAR)

1. Name of Applicant MARK FORD  
 2. Address of Property 2503 W. 185<sup>TH</sup> ST., REDONDO BEACH, CA 90278  
(STREET) (CITY) (STATE) (ZIP)  
 3. Contact MARK FORD Phone Number: \_\_\_\_\_

4. Mailing Address \_\_\_\_\_  
(IF DIFFERENT FROM ABOVE) (STREET) (CITY) (STATE) (ZIP)

5. County Assessor Map Book, Page, and Parcel Number: \_\_\_\_\_

6. Structure is:  Proposed  Existing, Date of Construction \_\_\_\_\_

7. User Category and Fee Total: (Check the appropriate box and provide the applicable information)

- a. Residential:
- Single Family Home(s) ▶ Sq. Footage \_\_\_\_\_ X \$1.50 = Total \$ \_\_\_\_\_
  - Duplex  Triplex  Fourplex ▶ Sq. Footage \_\_\_\_\_ X \$1.50 = Total \$ \_\_\_\_\_
  - Five Units or More ▶ Sq. Footage \_\_\_\_\_ X \$1.50 = Total \$ \_\_\_\_\_
  - Mobile Home Park ▶ Sq. Footage \_\_\_\_\_ X \$1.50 = Total \$ \_\_\_\_\_
  - Condominium ▶ Sq. Footage \_\_\_\_\_ X \$1.50 = Total \$ \_\_\_\_\_
  - Addition ▶ Sq. Footage 421 X \$1.50 = Total \$ 631.50
- b. Commercial:
- Hotel/Motel ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - and/or  Hospital ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - Industrial  Senior Housing ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - Government ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - Private School ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - Church ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - Non-Profit ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_
  - Other (Specify): \_\_\_\_\_ ▶ Sq. Footage \_\_\_\_\_ X \$ .25 = Total \$ \_\_\_\_\_

8. In order to process this application a copy of the floor plan showing square footage must be submitted.
9. The above representations as to square footage are true. Developer/Applicant agrees that if it is later determined that such representations are not true, then this certificate shall automatically terminate and the appropriate City shall be notified.

I certify that the information provided in this application is true and correct to the best of my knowledge.

Mark Ford  
 (SIGNATURE)

8-31-88  
 (DATE)

APPLICANT  
 AGENT FOR APPLICANT

Please make checks payable to: RBCSD/DEVELOPER FEE COLLECTOR (Do not send cash)

(FOR DISTRICT USE ONLY)  
 FEE CALCULATION FOR RESIDENTIAL OR COMMERCIAL/INDUSTRIAL CONSTRUCTION

421	×	\$ 1.50	=	\$ 631.50
<small>Area (Total Sq. Footage)</small>		<small>Residential \$1.50/Sq. Ft. Commercial/Industrial \$.25/Sq. Ft.</small>		<small>Developer (School Facility) Fee Due</small>

This certifies that the above named Developer/Applicant of the referenced project has satisfied the requirements of the RBCSD & SBULASD District(s) in compliance with Government Code Section 53080 and 65995.

Fee Payment Received: Amount: \$ <u>631.50</u>	<input checked="" type="checkbox"/> Personal Check # <u>2104</u> <input type="checkbox"/> Certified Check <input type="checkbox"/> Money Order <input checked="" type="checkbox"/> RECEIVED # <u>0232</u>	Received by: _____ Checked by: <u>[Signature]</u> Approved by: _____ Date: <u>8/31/88</u>
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White Copy — City  
 Green Copy — RBCSD/Collector  
 Canary Copy — High School District  
 Pink Copy — Elementary School District  
 Goldenrod Copy — Developer

DO NOT SEPARATE

# CITY OF REDONDO BEACH

CALIFORNIA

## Mechanical Permit

No 6712

Permission Is Hereby Granted to Contractor:

owner

Owner

Mark Ford

Building Address

2503 W. 185th Street

LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, TRACT \_\_\_\_\_

To install, repair or remove in accordance with  
Ordinances of the City of Redondo Beach, California.

Deputy

NO.	MFGR.	TYPE	BTU	PER UNIT	FEE
	Each central furnace including ducts & vents: Up to and including 100,000 BTU			6.00	
	Over 100,000 BTU			7.50	
	MFGR.	TYPE	BTU		
	Each refrigeration system:				
	Up to and including 3 H.P.			6.00	
	Up to and including 15 H.P.			11.00	
	Up to and including 30 H.P.			15.00	
	Up to and including 50 H.P.			22.50	
	Over 50 H.P.			37.50	
	MFGR.	TYPE	BTU		
	Each boiler or absorption unit including vent:				
	Up to and including 150,000 BTU			6.00	
	Up to and including 500,000 BTU			11.00	
	Up to and including 1,000,000 BTU			15.00	
	Up to and including 1,750,000 BTU			22.50	
	Over 1,750,000 BTU			37.50	
	MFGR.	TYPE	BTU		
	_____	Floor furnace _____	Suspended heater	6.00	
	_____	Wall heater _____	Unit heater		
	_____	Decorative appliance (including vent)			
	Installation, relocation or replacement of each appliance vent installed and not included in appliance permit			3.00	
	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by this code			6.00	
	For each air-handling unit to and including 10,000 cfm (including ducts)			4.50	
	For each air-handling unit over 10,000 cfm			7.50	
	For each evaporative cooler other than portable type			4.50	
	For each ventilation fan connected to a single duct			3.00	
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit			4.50	
	For the installation of each hood which is served by mechanical exhaust, including ducts for such hood			4.50	
	For the installation of each domestic-type incinerator			7.50	
	For the installation or relocation of each commercial or industrial-type incinerator			30.00	
	Incidental gas piping			2.00	
	Any appliance or equipment regulated by this code but not specifically listed			4.50	
	For issuing each supplemental permit			3.00	
	PERMIT ISSUANCE			10.00	15
	TOTAL FEE				1660
	415X-09				3160





# CITY OF REDONDO BEACH

CALIFORNIA

## Plumbing and Gas Permit

No. 036930

Sept 8 1988

Permission is hereby granted to owner Contractor, and  
Mark Ford Owner, to install, repair or remove in accordance with  
Ordinances of the City of Redondo Beach, California.

LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, TRACT 2503 W. 185th Street.

Permit Fee \$15.00  
Gas Inspection Fee (including 4 fixtures) 3.00  
\_\_\_\_ Additional fixtures at .75 each \_\_\_\_\_  
\_\_\_\_ Plumbing fixtures at 6.00 each \_\_\_\_\_  
\_\_\_\_ Water heater at 7.50 each \_\_\_\_\_  
Water service, 3.00 \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

Street Address  
NEW RESIDENTIAL PERMITS  
1 & 2 FAMILY UNITS SQ.FT.X.035 \_\_\_\_\_  
OVER 2 UNITS SQ.FT.X.03 \_\_\_\_\_  
ALTER./ADDITIONS SQ.FT.X.04 1660  
PERMIT FEE 415 \$15.00  
SEWER CONNECTION \_\_\_\_\_  
TOTAL FEE 3160

Deputy \_\_\_\_\_

# CITY OF REDONDO BEACH

CALIFORNIA

## BUILDING INSPECTION RECORD

Date May 14, 19 71

GROUP: J TYPE: V FIRE ZONE 3 | PERMIT NO. | DATE

Owner Dean F. Thompson

Lot 55 Block            Tract 15966

Street No. 2503 185<sup>th</sup> St.

42555

Contractor Owner

Kind of Building 8x12 storage shed att. to gar.

(Built w/o permit)

**BUILDING INSPECTIONS:**

Foundation EXISTING Floor Joist           

Framing 5-19-71 Lath-Int.           

Lath-Ext.            Final 5-19-71

**PLUMBING:**

Contractor           

Rough Inspection            Final           

**GAS:**

Contractor           

Rough Inspection            Final           

**HEATING**

Contractor           

Rough Inspection            Final           

**ELECTRIC:**

Contractor           

Rough Inspection            Final           

**SEWER:**

Contractor           

Rough Inspection            Final

# CITY OF REDONDO BEACH

C · A · L · I · F · O · R · N · I · A

## BUILDING INSPECTION RECORD

Date Aug 30 1951 19

	PERMIT NO.	DATE
OWNER <u>B.P.T. Inc.</u>		
Lot <u>55</u> Block _____ Tract <u>15966</u>		
Street No. <u>2503 - 185th St.</u>		
Contractor <u>CARPENTER CONTR. INC.</u>		
Kind of Building <u>21x33.6 - 4 1/2 rm res.</u>	<u>18416</u>	
<u>10x20 garage</u>	<u>18188</u>	
	<u>19350</u>	<u>2/15/52</u>
<b>BUILDING INSPECTIONS:</b>		
Foundation <u>9-25-51</u> Framing <u>10-15-51</u>		
Lathing <u>10-16-51</u> Plastering <u>1-14-52</u>		
Stucco _____ Final <u>1-14-52</u>		
<b>PLUMBING:</b>		
Contractor <u>Murray</u>	<u>7920</u>	<u>9-26-51</u>
Rough Inspection <u>9-25-51</u> <u>10-15-51</u> Final <u>1-14-52</u>		
<b>GAS:</b>		
Contractor <u>Murray</u>	<u>7993</u>	
Rough Inspection <u>10-15-51</u> Final <u>1-14-52</u>		
<b>ELECTRIC:</b>		
Contractor <u>Smith</u>	<u>11243</u>	<u>1-14-52</u>
Rough Inspection <u>12-20-51</u> Final <u>1-14-52</u>		
<b>CESSPOOL: <u>Sewer</u></b>		
Contractor <u>Radlock</u>	<u>3617</u>	<u>1-7-52</u>
Rough Inspection _____ Final <u>1-14-52</u>		

Site Address  
2503 185TH ST  
City of REDONDO BEACH

Parcel Tract - Lot - Block  
4158028012 15966-55-

Owner  
SEGAL JOSEPH AND MILDRED TRS SEGAL F

Contractor  
AMERICAN A/C & HEATING INC  
10716 GREVILLEA AVE  
INGLEWOOD, CA 90304  
310-372-4057

Building Use: MECHANICAL PERMIT

Occ Grp: -

Applied: 03/02/15 Permit#: 20150453

Issued: 03/02/15

Type: MECH PERMIT ISSUANCE

Expires: 08/29/15 Final:

Created/Modified: building1 03/02/15

Building Type:

No. Units:

Value: 0

Sq Feet:

Stories:

Comments:

Description of Work:  
REPLACE FAU AND A/C

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Fee Description	Amt	Issue Date
MECH PERMIT ISSUANCE	39.00	03/02/15
FAU UP TO 100,000 BTU	33.00	03/02/15
HVAC REFRIDGE <3HP TO 100K BTU	20.00	03/02/15
PLANNING PLAN CHECK - OTHER	75.00	03/02/15

Total Fees 167.00

Site Address  
2503 185TH ST  
City of REDONDO BEACH

Parcel Tract - Lot - Block  
4158028012 15966-55-

Owner  
SEGAL JOSEPH AND MILDRED TRS SEGAL F

Contractor  
ACCURATE ROOFING SOLUTIONS  
217 PALOS VERDES BLVD #4  
REDONDO BEACH, CA 90277  
310-427-5834

Building Use: REROOF RES

Occ Grp: -

Applied: 03/03/15 Permit#: 20150465

Issued: 03/03/15

Type: BUILDING PERMIT

Expires: 08/30/15 Final:

Created/Modified: building1 03/03/15

Building Type:

No. Units:

Value: 5,775

Sq Feet:

Stories:

Comments:

Description of Work:  
TEAR OFF AND RE-ROOF NEW COMPOSITION  
SHINGLE ROOF-HOUSE

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Fee Description	Amt	Issue Date
BUILDING PERMIT	197.60	03/03/15
SMIP - RESIDENTIAL	.75	03/03/15
GREEN BUILDING STANDARD FEE	1.00	03/03/15
GENERAL PLAN MAINTENANCE FEE	6.72	03/03/15

Total Fees 206.07

Site Address  
2503 185TH ST  
City of REDONDO BEACH

Parcel Tract - Lot - Block  
4158028012 15966-55-

Owner  
SEGAL JOSEPH AND MILDRED TRS SEGAL F

Contractor  
ACCURATE ROOFING SOLUTIONS  
217 PALOS VERDES BLVD #4  
REDONDO BEACH, CA 90277  
310-427-5834

Building Use: REROOF RES

Occ Grp: -

Applied: 03/03/15 Permit#: 20150466

Issued: 03/03/15

Type: BUILDING PERMIT

Expires: 08/30/15 Final:

Created/Modified: building1 03/03/15

Building Type:

No. Units:

Value: 2,000

Sq Feet:

Stories:

Comments:

Description of Work:  
TEAR OFF AND INSTALL NEW COMPOSITION  
SHINGLES-GARAGE

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Fee Description	Amt	Issue Date
BUILDING PERMIT	125.38	03/03/15
SMIP - RESIDENTIAL	.50	03/03/15
GREEN BUILDING STANDARD FEE	1.00	03/03/15
GENERAL PLAN MAINTENANCE FEE	2.24	03/03/15

Total Fees 129.12

# 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.

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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 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.

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### 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".