

B

Type

Plans

BLD14-1587

Permit Number

1630

Street Number

Sebastopol Rd.

Street Name

SRO

Community Code

125-131-081

APN

131) SPECIAL INSPECTION REQUIRED		<input type="checkbox"/> YES	<input type="checkbox"/> NO	IF YES, SEE ADDITIONAL SHEET
INSPECTION RECORD	DATE	NAME	REMARKS	
101) ROUGH GRADING				
103) FOUNDATION				
FORMS/SETBACK				
FOOTING				
WALLS				
106) UFER GROUND #				
104) CAISSONS/PIERS				
105) SLAB				
107) UNDERGROUND UTILITIES				
110) MASONRY				
109) RETAINING WALLS				
113) FIREPLACE				
FOOTING				
HEARTH/PROTECTION				
THROAT				
114) CHIMNEY				
120) UNDERFLOOR/UNDERSLAB				
115) HYDRONICS				
116) U/F ELECTRICAL				
117) U/F MECHANICAL				
118) U/F PLUMBING				
119) U/F FRAMING				
139) U/F INSULATION				
126) SHEAR WALLS				
<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR			
127) DIAPHRAGMS				
<input type="checkbox"/> ROOF	<input type="checkbox"/> FLOOR			
134) SIDING/SHEATHING				
125) HOLD DOWNS				
132) CLOSE-IN				
122) ROUGH ELECTRICAL	4/28/14 BT			FIRESTILLS NEEDS to approve ABOVE T-BAR BUT OK to S. ROCK
123) ROUGH MECHANICAL	N/A			
124) ROUGH PLUMBING	N/A			
128) ROUGH FRAME	4/28/14 BT			ME, PL DONE w/ SHRL (c/permits)
160) SMOKE DETECTORS				
139) INSULATION				
142) WALLBOARD	4/29/14 BT			4/28/14 per Rob S - NO Motor (also) Release until Receipt IN-135
143) FIREWALLS				
135) STUCCO/PLASTER				
<input type="checkbox"/> LATH	<input type="checkbox"/> SCRATCH			
137) ROOFING				
130) TUB/SHOWER PAN				
162) FIRE DAMPERS/DOORS				
164) SUSPENDED CEILING				
<input type="checkbox"/> ROUGH ELEC.	<input type="checkbox"/> ROUGH MECH.			
165) EXITING - RAMPS/STAIRS				INSP Req By City of Santa Rosa Fire
163) HANDRAILS/GUARDRAILS				
CORRIDORS/DOORS				
166) ACCESSIBILITY COMPLIANCE				
144) WATER TANKS				
<input type="checkbox"/> SLAB	<input type="checkbox"/> WALLS			
170) TEMPORARY OCCUPANCY				
171) TEMPORARY ELECTRICAL	5/5/14	Tom		
172) TEMPORARY GAS	5/7/14	Om		
174) ELECTRIC METER AUTHORIZATION				
152) PANEL BOARDS/SERVICE				
189) SEPTIC ELECTRIC FINAL				
175) GAS METER AUTHORIZATION				
153) GAS PRESSURE TEST				
HOUSE 5/7/14 (M) YARD				
190) MANUF. HOME FOUNDATION				
191) MANUF. HOME INSTALLATION				
CONTINUITY				
STAIRS/SKIRTS				
RIDGE BOLTING				
193) MANUF. HOME COND. FINAL				
SWIMMING POOLS				
194) PRE-GUNITE				
195) PRE-DECK				
196) PRE-PLASTER/FENCE				
197) VINYL/FIBERGLASS POOL EXCAVATION				
102) GRADING FINAL				
176) ELECTRICAL FINAL				
177) MECHANICAL FINAL				
178) PLUMBING FINAL				
199) FINAL				
OCCUPANCY (OK TO OCCUPY)				
650) SUSMP INSPECTION				
651) NPDES EROSION COMPLIANCE				
652) NPDES SEDIMENT COMPLIANCE				
653) NPDES DOCS/SWPPP				
FIRE INSPECTION REQUIRED	DATE	NAME		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
759) KNOX BOX				
760) PROPANE TANK HOLD DOWNS				
770) SPRINKLER FINAL				
771) ABOVEGROUND HYDROSTATIC				
772) UNDERGROUND HYDROSTATIC				
773) UNDERGROUND FLUSH				
774) THRUST BLOCKS				
775) PIPE WELD				
776) HYDRANTS/APPLIANCES				
777) PUMP ACCEPTANCE				
778) WATER SUPPLY/TANK				
779) ALARM SYSTEM				
780) HOOD & DUCT SYSTEM				
781) ABOVEGROUND TANK/DISPENSER				
198) FIRE FINAL				
CLEARANCES:				
FIRE <input type="checkbox"/> Local <input type="checkbox"/> County				
HEALTH DEPARTMENT				
ZONING				
SANITATION				
PLAN RETENTION REQUIRED?				
<input type="checkbox"/> Yes <input type="checkbox"/> No				

PERMIT 21014-1587

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Building Plan Check Invoice : BLD14-1587
This is not a Building Permit**

Project Address: 1630 SEBASTOPOL RD BEL
Cross Street: STONY PIINT RD
Fire District: SANTA ROSA FPD
APN: 125-131-081

Status: **PREISSUE**
Printed: Thursday, April 17, 2014
Initialized by: AFRANZIN
Activity Type: B-BLD 1301

Description: TENANT IMPROVEMENT FOR NEW INSURANCE OFFICE

Res/Com: C
Std/Quick: Q
Fire District: SANTA ROSA FPD
P/C Multiplier: 1

Insp Area: 08
Site Review File #: ADA NOT REQUIRED
Site Review Fees Paid:

\$0.00 \$2,307.52 APR 17 2014 PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

Owner: 1620 SEBASTOPOL ROAD LLC
~~2076 46TH AVE STE A~~ 1542 Sebastopol Rd
~~SAN FRANCISCO CA 94116~~ SRZ CA 95407
 707 575 9378

Applicant: TIERNEY JEROLD D
 817 RUSSELL AVE STE H
 SANTA ROSA CA 95403
 707 576 1557

Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
B Business	Type IA	28.88	1,166	\$33,674.08
	Totals...		1,166	\$33,674.08*

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
51	S.M.I.P. COMMERCIAL	327023-4040	7.07	.00	.00
52	CA BLDG STANDARDS SB1473	327031-4040	2.00	.00	.00
60	BLDG PERM PLAN CHECK FEE	025015-1341	565.00	.00	.00
119	FIRE COMM'L REVIEW	649129-3661	346.00	.00	.00
122	ELECTRICAL FEE	025015-1341	74.00	.00	.00
132	BUILDING PERMIT FEE	025015-1341	897.96	.00	.00
140	TECH ENHANCEMENT FEE	025015-4040	48.00	.00	.00
145	PLAN ADMIN FEE	025700-3162	134.69	.00	.00
735	NPDES - BUILDING	025015-1350	89.80	.00	.00
1165	ZONING PERMITS W/O D.R.	025015-3829	143.00	.00	.00
			\$2,307.52	\$0.00	

**These fees cover the cost of reviewing your plans prior to permit issuance.
 When your plans are approved, and BEFORE a building permit can be issued,
 payment of building permit fees is required.

Total Fees: \$2,307.52
Total Paid: \$0.00
Balance Due: \$2,307.52

"Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following: 1) 100% of a fee erroneously paid or collected. 2) 90% of the plan review fee when an application for a permit is withdrawn or canceled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended. 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed. 4) Application for refund must be made within one year of the date the fee is paid."

When validated below, this is your receipt.
Plan Check EXPIRES 365 days from date plan check fees are paid.

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
 (707) 565-1900 FAX (707) 565-1103

Building Permit Invoice: BLD14-1587

Project Address: 1630 SEBASTOPOL RD BEL
Cross Street: STONY PIINT RD

Printed: June 23, 2014
Initialized by: AFRANZIN
Activity Type: B-BLD 1301
Insp Area: 08
Site Review File #: ADA NOT REQUIRED
Site Review Fees Paid: \$0.00; \$0.00; \$0.00

APN: 125-131-081
Description: TENANT IMPROVEMENT FOR NEW INSURANCE OFFICE -
Res/Com: C
Std/Quick: Q
Fire District: SANTA ROSA FPD

Owner: 1620 SEBASTOPOL ROAD LLC - ERNESTO LEMUS
 1542 SEBASTOPOL RD
 SANTA ROSA CA 95407
 707 575 9378

Applicant: TIERNEY JEROLD D
 817 RUSSELL AVE STE H
 SANTA ROSA CA
 95403
 707 576 1557

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52	CA BLDG STANDARDS SB1473	327031-4040	2.00	2.00	.00
60	BLDG PERM PLAN CHECK FEE	025015-1341	565.00	565.00	.00
119	FIRE COMM'L REVIEW	649129-3661	346.00	346.00	.00
122	ELECTRICAL FEE	025015-1341	74.00	74.00	.00
132	BUILDING PERMIT FEE	025015-1341	897.96	897.96	.00
140	TECH ENHANCEMENT FEE	025015-4040	48.00	48.00	.00
145	PLAN ADMIN FEE	025700-3162	134.69	134.69	.00
170	TEMPORARY OCCUPANCY FEE	025015-1341	208.00	.00	.00
735	NPDES - BUILDING	025015-1350	89.80	89.80	.00
1165	ZONING PERMITS W/O D.R.	025015-3829	143.00	143.00	.00

PAYMENT RECEIVED
 \$ 208.00
 JUN 23 2014
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

\$2,515.52 \$2,307.52

Total Fees: \$2,515.52

Total Paid: \$2,307.52

Balance Due: \$208.00

Development Fees Deferred until Occupancy or Final: \$0.00

"Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following: 1) 100% of a fee erroneously paid or collected. 2) 90% of the plan review fee when an application for a permit is withdrawn or canceled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended. 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed. 4) Application for refund must be made within one year of the date the fee is paid."

When validated below, this is your receipt.
This Building Permit shall EXPIRE 04/16/2017

County of Sonoma
Permit And Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
Building Inspection Division

CORRECTION NOTICE

Permit # Bld14-1587 Owner lamus

Inspection Code(s) 132

Job Address 1630 Sebastopol Rd Unit 102

Other Foundation Underfloor Shear/Roof Nailing Close-In Final

I have inspected work under the above permit and have observed the following code violations:

① Receptacles & light switch electrical boxes must be above 15" AFF to bottom of box & below 48" AFF to top of box

② Partition wall bracing Not connected to suspended ceiling T-bar per A2.2 - Provide Architect Approved Revision

③ Romex (NM) cable pulled taut with staples exceeds min. bend radius.

④ Must submit & get approved sprinkler plans prior to close in & get fire approval IN PROCESS

Make corrections before proceeding with other work. When corrections have been made, call 565-3551 or 565-1679 for reinspection.

This Correction Notice must be brought in to PRMD with requested revisions.

Date _____ Inspector _____

County of Sonoma
Permit And Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
Building Inspection Division

CORRECTION NOTICE

Permit # B1214-1587 Owner Lamus

Inspection Code(s) 199

Job Address 1630 Sebastopol Rd

Other Foundation Underfloor Shear/Roof Nailing Close-In Final

I have inspected work under the above permit and have observed the following code violations:

~~1) get fire final~~

2) ~~install emergency exit lighting~~

3) ~~The door to the Breakroom does not have the required 18" strike side clearance~~ O.K. 6-24-14 KM

4) get temp occ permit or get Building Shell Final

Make corrections before proceeding with other work. When corrections have been made, call 565-3551 or 565-1679 for reinspection.

This Correction Notice must be brought in to PRMD with requested revisions.

Date 6-17-14 Inspector Kel

COUNTY OF SONOMA - PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403 (707) 565-1900 FAX (707) 565-1103

Application for: Temporary Occupancy Temporary Electric for Construction
 Temporary Gas Meter Set Temporary Electric Meter Set

This permit does not constitute approval for occupancy until structure has been inspected and approved.
 INFORMATION WITHIN HEAVY LINE TO BE COMPLETED BY APPLICANT

SITE LOCATION INFORMATION - PRINT CLEARLY				
Site Address: 1630 SEBASTIOPOL RD STE 102		City: SANTA ROSA ZIP: 95407		
Cross-Street: STAWY POINT RD	APN:	Project Phone #: (707) 327-6507	Project Fax #: ()	
Directions:	Subd. Name	Unit #	Lot #	
OWNER INFORMATION		CONTRACTOR INFORMATION		
Name: Gregory Inkelson, President of 1620 Sebastopol LLC		Company Name:		
Mailing Address: 2076-16th Ave, Ste 1.		Address:		
City: San Francisco	State: CA	ZIP: 94116	City:	
Day Ph: (415) 682-2550	Fax: (415) 682-2550	Day Ph: ()	Fax: ()	
OWNER-BUILDER DECLARATION		WORKER'S COMPENSATION DECLARATION		
<p>I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):</p> <p><input type="checkbox"/> 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 (Sec. 7044 Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B & P.C. for this reason _____</p> <p>Date: 06/19/14 Owner: </p>		<p>I hereby affirm under penalty of perjury one of the following declarations:</p> <p><input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.</p> <p><input type="checkbox"/> I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:</p> <p>Carrier _____ Policy No. _____ (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)</p> <p><input type="checkbox"/> 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 California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.</p> <p>Exp. Date: _____ Applicant: _____</p> <p>WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</p>		
<p>I certify that I have read this application and affirm under penalty of perjury that the above information is correct. I agree to comply with all local Ordinances and State laws relating to building construction. I hereby authorize representatives of the County of Sonoma to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption for the Worker's Compensation provision of the Labor Code should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workman's Compensation law, this permit shall be deemed revoked.</p> <p></p> <p>PERMITTEE SIGNATURE</p>		<th style="text-align: center;">LICENSED CONTRACTOR'S DECLARATION</th>		LICENSED CONTRACTOR'S DECLARATION
<p>I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.</p> <p>Lic. Class _____ Lic. No. _____</p> <p>Exp. Date _____ Contractor _____</p>		<p>Permit Number BLD4.1587 TEM Area 8</p>		
APPROVALS - FOR DEPARTMENT USE				
Zoning _____ File No. _____ Acres _____		Approved by: Darin Thierault Date: 4-14-14		
Sewer Connection: <input type="checkbox"/> Available <input type="checkbox"/> Fees Paid		Approved by: K. Hanna Date: 4-17-14		
Septic System Permit/Clearance # _____		Approved by: _____ Date: _____		
Fire: Scott Moon		Approved by: Scott Moon Date: 5-21-14		
Code Enforcement Violation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Violation # _____		
This permit is limited to _____ days.				
Other: Approved by: _____ Date: _____				
Permit Cleared for Issuance by: Date: 6-23-14				

Temporary Permit Revised: 07/07/2004

INSPECTIONS	Inspector	Date
Temporary Occupancy		
Temporary Electric for Construction		
Temporary Gas Meter Set		
Temporary Electrical Meter Set		

Conditions:

WHEN VALIDATED THIS IS YOUR PERMIT
 THROUGH **6/16/2017**

MCO Builders, Inc.

General Contractor

Tel: 916 331-9494 Fax: 916 331-9495

5821 Auburn Blvd Ste. 2 Sacramento, CA 95841

Lic # 888635

February 12, 2014

Sonoma County Building Department/Rob Spalding

Re: Building entrance at HD ramp.

I, Vlad Merva, superintendent for 1630 Sebastopol road project on behave of the company asking you to approve the alternate route method for unit #102.

Issue: In field the distance between the door and the top of ramp is 18". Per ADA 2010 Standards, section 404.2.4.1 swinging doors and gates shall have maneuvering clearance of 42" beyond hinge side. So we are short 24" of clearance.

Solution: The HD ramp and sidewalk is 8'-5" wide. With the door fully open, the distance between the door and edge of sidewalk is 5'-5" which provides the same free clear area for wheel chair access when at the top of the ramp approaching the doorway. Please see attached sketches and clouded ADA 2010 Standards.

Thanks you.

Any questions please call me at 916-870-8484

Sincerely,

Vlad Merva
Project Superintendent
MCO Builders, Inc.

APPROVED
3/14/14
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Rob S.
Alternate method
for ramp missing
42" clearance to
door.

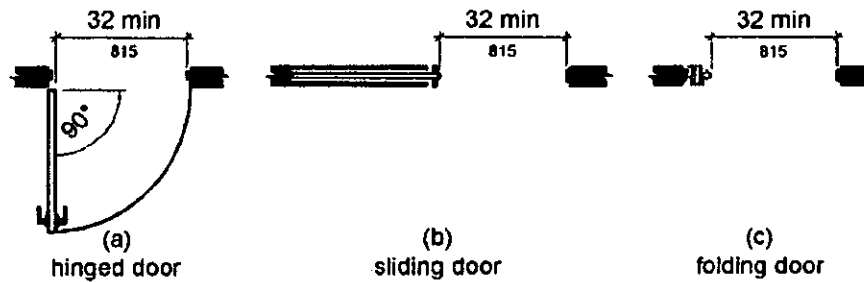


Figure 404.2.3
Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Pull	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.

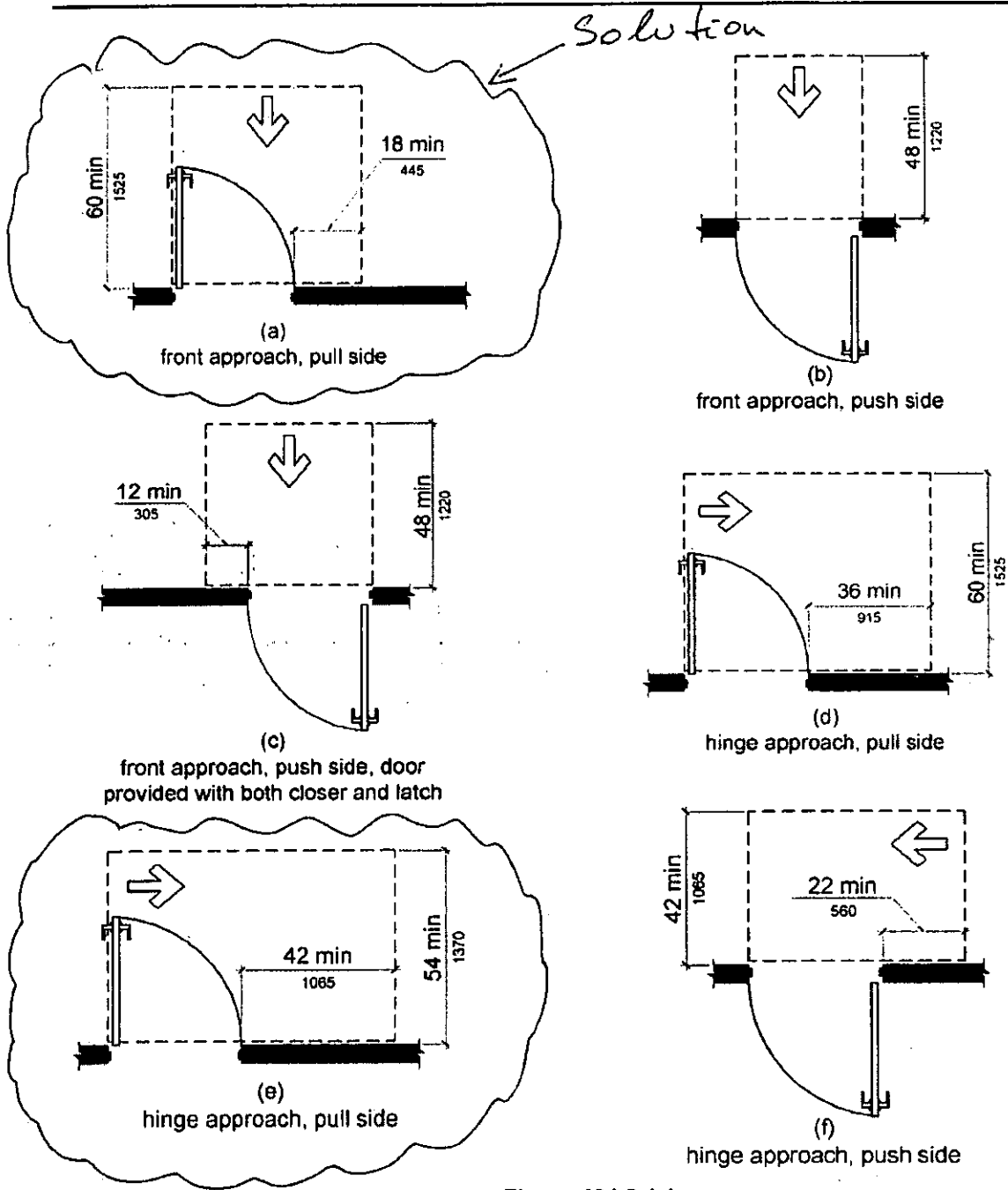
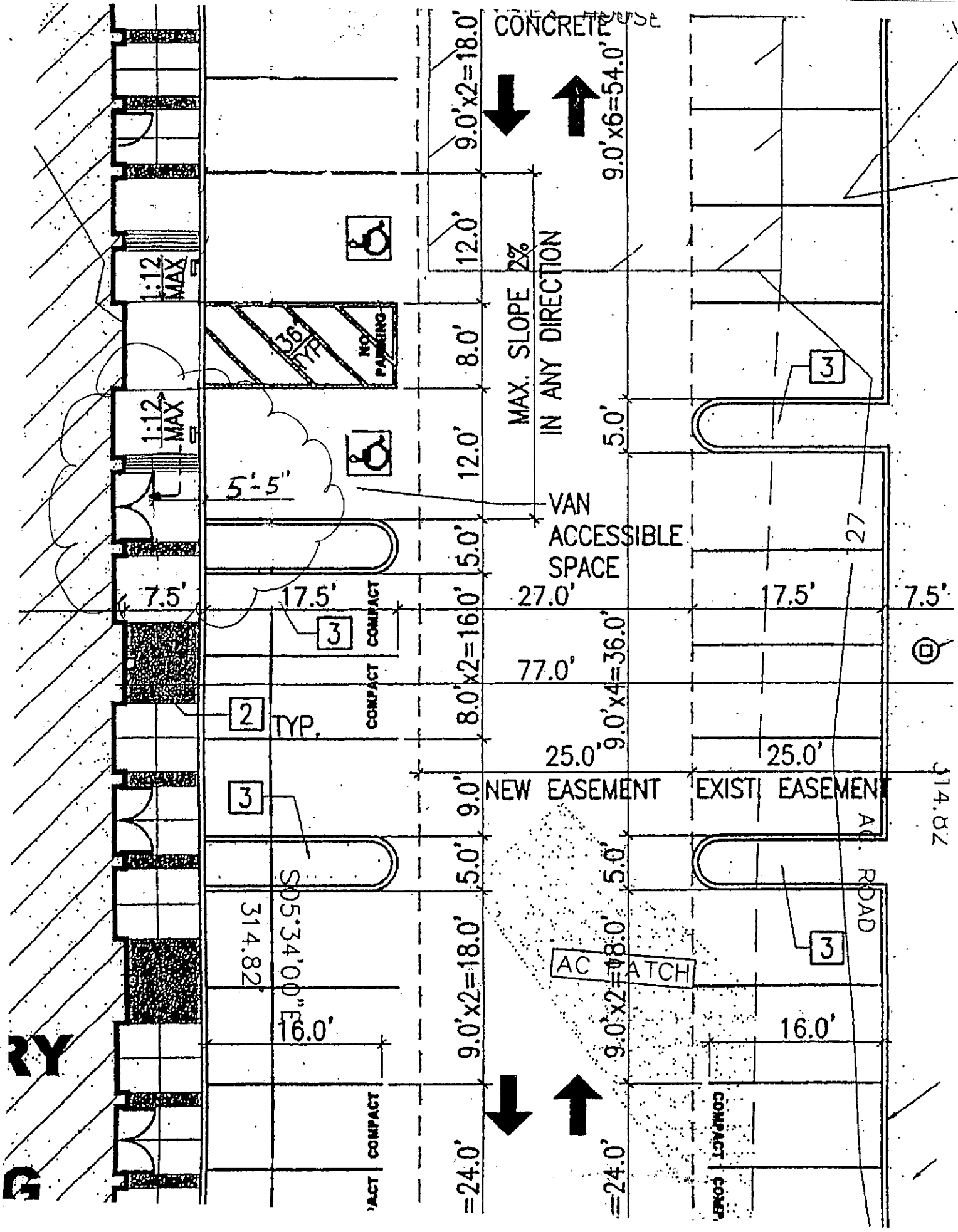


Figure 404.2.4.1
Maneuvering Clearances at Manual Swinging Doors and Gates



314.82

RY

29'-8"

R=2'-6"

7 TYP.

FA

FAVORITE STORE

1630B

IT FIXT.

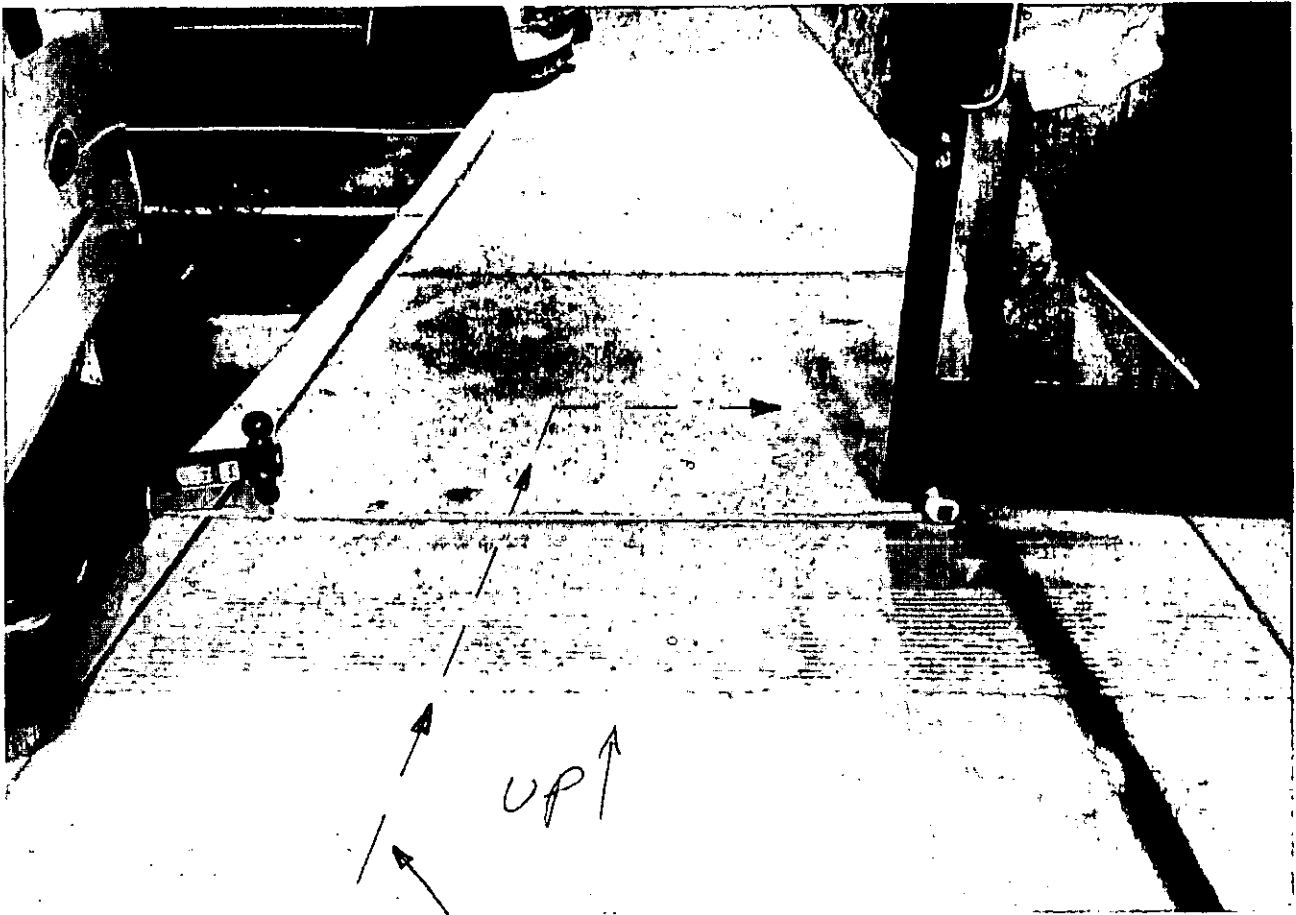
TOP of sidewalk

Bottom of landing

Ramp

Pavement





UP ↑
Path of travel

