



REPORT OF RESIDENTIAL BUILDING RECORD

To be completed by applicant

Budget Account # 01.57.706 Fee \$ 265

PROPERTY ADDRESS 711-715 SF Drake REPORT NUMBER 042
 APPLICANT (owner/authorized agent) Keegan + Coppin Company DATE 10-4-01
 MAIL REPORT TO Matt Storms of Keegan + Coppin 101 Larkspur Landing Circle
 PHONE NO. 461-1010 FAX NO. 925-2310 Larkspur, 94939

Applicant must contact the Ross Valley Fire Dept. at 238-4619 for a separate inspection

Existing Occupancy or Use:

- Single-family residential (R-1), (R-1C), R-1H).
- Mixed residential/commercial for 3 living units and 2 commercial units.
- Multi-family residential (R-2), (R-3) for _____ living units.
- Second Unit exists.
- Specific planned development for _____ living units.

I am the owner, or legal agent of the legal owner, of the property listed above. I understand that prior to consummation of sale or exchange of this property, the law requires the seller to obtain a Report of Residential Building Record, deliver this report to the buyer, and the buyer to acknowledge receipt of this report. (Municipal Code Title 10, Chapter 10, Ordinance 590)

Signature of owner or authorized agent Matt Storms

One copy of this report will be provided to the Applicant only

Town Use Only

BUILDING INSPECTOR Doug DeBata DATE OF REPORT/INSPECTION 10/11/01

This 4 page report was compiled from the records of the appropriate Town Departments and an examination of the property. No statements contained in this report shall authorize the use or occupancy of any residential building contrary to the provision of any law or ordinance. This report shall not constitute a representation by the Town that the property in its present use is or is not in compliance with the law. Nor does it constitute a full disclosure of all the material facts affecting the property or desirability of its sale since portions of the structure or property may not have been accessible at the time of the inspection.

Any required corrections must be made within 30 days of issue of this report. Contact the Building Department to schedule a reinspection appointment. There is no fee for a reinspection, however, should uncorrected items be found at the scheduled second visit, an additional fee of \$65 will be charged for each subsequent visit to the property.

Assessor's parcel number: 6-083-08 Number of structures: Three Construction date: UNKNOWN

Street Town maintained: Yes No Encroachments into Town Right-of-Way: None

FEMA flood zone: Zone A Zone AH Zone B Zone C

Are private storm drains located on the property? Yes (size & type: _____) No Unknown

Note: Property owners are responsible for maintenance of storm drains located on their property.

Acknowledgment below must be completed and returned by the Buyer to:

Town of San Anselmo
Public Works Department - Building Division
525 San Anselmo Avenue
San Anselmo, CA 94960-2682

(cut along line or copy whole page)

ACKNOWLEDGMENT OF RECEIPT OF RESIDENTIAL BUILDING RECORD

PROPERTY ADDRESS _____ Date _____

As required by Municipal Code Title 10, Chapter 5 (Ordinance 590), I acknowledge receipt of the Report of Residential Building Record - Report No. _____ Name of previous owner (Seller) _____

Buyer's name (print) _____ Buyer's signature _____

Mailing address (if different than property address) _____

6/5/01

Authorized Occupancy / Zoning District:

- Single-family residential (R-1), (R-1C), R-1H).
- Mixed residential/commercial for 2 living units and 2 commercial units.
- Multi-family residential (R-2), (R-3) for _____ living units.
- Specific planned development for _____ living units.

Second Unit: Is there a second unit on the property? Yes No

Registered Second Unit/Legal Non-Conforming Second Unit

The second living unit located on the property is defined by the Town's Municipal Code as a legal non-conforming second unit. The unit was created before the Town established any specific policies or regulations for second living units. Second units have been used continuously since 1963 are "grandfathered" and allowed to remain, even if they do not conform to the Town's current zoning regulations. It may remain as long as the second unit is continuously occupied since 1963 and is not destroyed by 50% or more.

Should the second unit be unoccupied for more than six consecutive months, or destroyed by 50% or more, the use of the second unit must be discontinued unless a Use Permit is approved by the Town's Planning Commission. Structural alterations and additions to registered / legal non-conforming second units are not permitted unless a Use Permit is approved by the Town's Planning Commission.

The value of any maintenance or repairs to the second unit over a five-year period may not exceed 25% of the second unit's market value, as determined by the County Assessor's Office.

Should it become necessary to change the designation of the second living unit from Registered (legal non-conforming) to Use Permit (legal conforming), approval by the Town's Planning Commission is required.

Use Permit Second Unit

The second living unit located on the property is defined by the Town's Municipal Code as a legal conforming second unit. The unit was either created, or not continuously used, after 1963. A Use Permit was granted by the Town for a second unit located on the property.

The Use Permit is not personal to the previous property owner and is transferable to the new property owner. The new owner must enter into a Rent Guarantee Agreement with the Town and have it notarized and recorded prior to the occupancy of the second unit. Use Permit Second Units are subject to various conditions, including owner-occupancy of the main building and rent control. Contact the Planning Department for any possible additional conditions for this specific property.

If any portion of the property is rented, the Town of San Anselmo requires an annual payment of a business license tax. Please contact the Business License Department at (415) 258-4600.

The inspection of this property did not result in any items to report.

The inspection of this property resulted in items that the inspector has noted on the following sheet(s).
(Report continued on the attached sheets)

This inspection was performed for a review for general conformance to the Uniform Housing Code and does not imply or intend to imply any warranty to the subject structure. Specifically, this inspection does not cover soils or geotechnical engineering, drainage, foundation engineering, structural engineering or any related areas. It is recommended that any party with concerns about these or other items contact an architect or engineer licensed by the State of California for that specific area of concern.

Construction appears to have been performed for which building permits were not obtained in the basement area.

The following items were observed and **require** correction. These items must be corrected within 30 days and reinspected by the Town. The following permits are required to correct these listed items:

Building Electrical Plumbing Mechanical Encroachment Fence Pool/Spa

Exterior of dwelling

1. Gen - Building address numbers must be at least 4" tall and be visible from street. They should be self-illuminated (back-lit) or located by a light. Numbers painted on the curb do not count.
2. Bldg - All areas that have a drop off exceeding 30" such as at decks, landings, or stairs must be provided with a guardrail 36" in height with no openings more than 4". Install or correct guardrail at rear stairs.
3. Bldg - All stairways with more than three risers must be provided with a handrail 1-1/4" to 2" in cross sectional dimension or the shape shall provide equivalent gripping surface and be placed 34" to 38" above the nose of treads. Ends of handrails must loop or return to the wall or support post so that a shirt sleeve may not be caught on the rail termination. Install or correct handrail at rear stairs.
4. Elec - All electrical panels on the exterior of the building need to be labeled for the unit it serves.

Gas Burning Appliances

1. Plumb - The supply line to gas appliances must be provided with a flexible gas connector. Provide one for the kitchen stove and water heater in 713 A.

Inside of Residence

1. Gen - Smoke detectors are required within each bedroom and in the corridor providing access to each bedroom, as well as at least one on each floor level in all units.
2. Plumb - The drain for the sinks in the back room and the kitchen in 713 A is not to code and must be corrected.

Items accepted /or resolved by Building Department _____ Date: _____

Additional comments: The unit in the basement is substandard and does not meet code requirements for habitable space. There is not a code compliant heating system that produces heat at 70 degrees three feet above the floor. There is no proper required exit from the area. The water heater is inside the unit and the same area is used for sleeping purposes. This unit is in violation of the Uniform Housing Code. This condition must be corrected or the unit not be used for living space.

OVER

Contact the Planning Department to discuss the following issues:

- Current Occupancy differs from Authorized Occupancy/Zoning District Use
- Illegal Second Unit. (See additional comments)
- Parking area not paved.

Issue accepted and/or resolved by Planner _____ Date _____

Comments _____
