



SAN RAFAEL
THE CITY WITH A MISSION

BUILDING PERMIT

Permit #:

B2110-015

Address 87 FORBES AVE					APN 011-151-38																										
Description of Work Add bathroom and bedroom to existing upper floor					Valuation \$40,000.00																										
					Appl. Date: 10/3/2021 Issued Date: 10/20/2021 Expiration Date: 1/1/2027 Project #:																										
Owner Information Jocelyn Rivera 87 FORBES AVE SAN RAFAEL CA 94901 phone: (415) 637-5577 fax:			Contractor Information phone: fax:		Tenant Information phone: fax:																										
Architect Information Jason K Yee 448 MILLER CREEK ROAD San Rafael CA 94903 phone: (415) 279-2625 fax:			Engineer Information phone: fax:		Applicant Information Jason Yee 448 MILLER CREEK RD SAN RAFAEL, CA 94903 phone: (415) 279-2625 fax:																										
Property Information <table border="1"> <thead> <tr> <th colspan="4">Setbacks</th> <th rowspan="2">Lot Size (SF)</th> <th rowspan="2">Zoning</th> </tr> <tr> <th>Front</th> <th>Left</th> <th>Right</th> <th>Rear</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>10,064</td> <td>R5</td> </tr> </tbody> </table> <i>(The above is based on available data. The City of San Rafael does not certify the accuracy of this informat</i>					Setbacks				Lot Size (SF)	Zoning	Front	Left	Right	Rear	0	0	0	0	10,064	R5	Special Conditions										
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Permit Issued By:			Total Permit Fees \$3,012.01																												

Applicant Certification

See back for Owner-Builder or Contractor declarations.

SAN RAFAEL BUILDING DIVISION

1400 Fifth Avenue Phone: (415) 485-3367
San Rafael, CA 94915 Fax: (415) 485-3184

DECLARATION(S)

City of San Rafael Inspection Record

Address: 87 FORBES AVE Permit #: B2110-015

Description of work: Add bathroom and bedroom to existing upper floor

Additional Notes:

Expiration Date: 01/01/2027

Building Permit Inspections				Continued			
Code	Type of Inspection	Date	Inspector	Code	Type of Inspection	Date	Inspector
200	Setbacks						
202	Underground Plumbing			404	PV Solar System		
203	Underground Electrical			500	Rough Plumbing		
204	Foundation			501	Building Sewer		
205	Anchors / Holddowns			502	Water Service		
206	Footings			503	Shower Pan / Tile Backer		
207	Uffer Ground			504	DWV Piping		
208	Piers / Piles			505	Water Piping		
209	Grade Beams				MMWD: Recycled Water		
210	Wall Reinforcement			507	Gas Pipe Size		
211	Wall or Site Drainage			508	Gas Pipe Pressure Test		
212	Slab Reinforcement			509	Water Heater		
213	Underfloor Close-in			600	Rough Mechanical		
214	Underfloor Frame			502	Water Service		
215	Underfloor Electric			503	Shower Pan / Tile Backer		
216	Underfloor Mechanical						
217	Underfloor Plumbing			601	Furnace		
218	Underfloor Insulation			602	A/C Unit		
300	Close-In			603	Shaft		
301	Rough Framing			604	Hood Grease / Duct		
302	Roof Nailing / Bldg Height			605	Hydronic Pressure Test		
303	Exterior Shear Wall						
304	Interior Shear Wall			700	Exterior/Interior Lath		
305	Exterior Wall Sheathing			710	Insulation		
306	Ceiling Close-In			720	Drywall Nailing / Screws		
400	Rough Electrical			730	Roof Tear Off		
401	Temporary Power			740	Pool Steel/Bonding		
402	Service Panel			741	Pool Pre-Gunite		
403	Grounding / Bonding			742	Pool Pre-Plaster / Fencing		
				900	Gas Meter Release		
				905	Electric Meter Release		
	Final Inspections				Final Inspections		
910	Emergency Lighting Tests			--	Public Works Final		
--	Final Fire Prevention			--	MMWD Final		
				--	County Health Dept. Final		
--	Final Planning Division						
--	Planning Close-In			**Work authorized by this permit is complete only when signed below**			
				999	Final Approval		

Inspector Notes:

City of San Rafael

PERMIT INSPECTION RECORD CARD

See reverse side for detailed inspection record

THIS PERMIT INSPECTION CARD AND APPROVED PLANS MUST BE KEPT ON SITE AND BE PROVIDED TO CITY INSPECTION STAFF UPON REQUEST.

DO NOT PROCEED WITH CONCRETE POUR, LATHING, INSULATION, DRYWALL, ROOFING, OR COVER ANY WORK UNTIL INSPECTED & APPROVED BY CITY INSPECTORS

Construction Hours (includes all deliveries):

Monday - Friday: 7:00 AM to 6:00 PM

Saturday: 9:00 AM to 6:00 PM

Sunday/Holidays: PROHIBITED BY LAW

Please Note:

- The permit will expire if no inspections are performed within 180 days of issuance, or if work is abandoned for more than 180 days, as evidenced by no approved inspections. All permits are limited to a maximum of 2 years. The owner can be subject to a civil penalty of \$400 per day for construction activities which occur beyond the term limit.
- **Structural Observation or Special Inspections do not waive the requirement for City Inspections.**
- Where structural observation and/or special inspection(s) are required, the project engineer or special inspector must perform their inspection prior to requesting the related City inspection.
- The engineer or architect shall submit a statement, in writing, to the Building Official stating that the required site visits have been made and whether any observed deficiencies have been corrected to conform to the approved plans and specifications.
- **An Encroachment Permit** is required for all work and/or use of the public right-of-way such as: construction staging, temporary power, portable toilet, debris box, termination of the site drainage system into the City curb and gutter, sewer work, trenching, and installation of underground utilities (electric, gas, water etc.) **Contact the San Rafael Public Works Department at (415) 485-3355.**
- **Fire Sprinklers** may be required if improvements are made to a building which exceeds 50% of the existing square footage of the building within any 3-year period. For more information, contact the San Rafael Fire Prevention Bureau at **(415) 485-3308.**

To schedule Construction or Fire Inspections call (415) 485-3365

****Construction & Fire Inspections are performed Monday thru Thursday****

When calling to schedule an inspection, you will be asked to key in the following:

- **Permit Number**
- **Inspection Code - (See Inspection Codes on the other side of this card.)**
- **Preference of AM or PM inspection (AM is 8:00 - Noon; PM is 1:00 - 4:00).**
- **Contact phone number where you can be reached on inspection day.**

San Rafael Building Division
1400 5th Avenue, San Rafael, CA 94901



SAN RAFAEL
THE CITY WITH A MISSION

Notification of Building Permit Issuance

Building Permit # B2110-015

Issued on 10/20/21

Site Address: 87 FORBES AVE

Scope of work: Add bathroom and bedroom to existing upper fl

This notice is to be posted on the street side of the project so as to be clearly visible from the street or driveway, and shall remain in place until the project receives final signoff from the Building Division.



SAN RAFAEL
THE CITY WITH A MISSION

WARNING

**FAILURE TO READ THIS AND THE BACK OF YOUR PERMIT WILL COST
YOU TIME AND MONEY!!!
THIS LIST SHALL REMAIN WITH THE APPROVED PLANS**

Residential plans have been checked for compliance with the 2019 California Residential Code (CRC) and other related state and local codes and ordinances. Many code-required items are not listed in detail on all building plans; however, this does not exempt items from inspection or the requirements for compliance. For convenience, the following list of the most overlooked code-required items has been provided:

GENERAL ITEMS:

1. Any structural changes to the plans, site alterations or changes, adding or subtracting square footage, or substantial architectural changes will require the plans to be revised and submitted for plan review before construction can continue. Additional permit fees may apply.
2. The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent (Table R302.6). Doors to be 1 3/8" solid core or rated 20 min equipped with a self-closing device (R302.5.1). **Firestop all penetrations per R302.11 item 4.**
3. Pellet and gas fireplaces shown on plans shall be installed prior to final inspection per their listing. Affidavit of emission standards to be on site. New wood burning fireplaces or appliances are prohibited.
4. Green board is not listed for use in shower compartments or where there will be direct exposure to water, or in areas subject to continuous high humidity. Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278 shall be used as backers. (R702.4)
5. Adhered veneers and attached stone over wood walls shall be installed over a water proof barrier complying with sections R703.2 and R703.7.3 Also flashing shall be installed as required by R703.8.5 and weep screed shall be installed at the bottom of the wall finish. **A lath inspection is required.**
6. Weep screeds for any application shall terminate 4" above finish grade or 2" above any paving, concrete or hard surface.
7. Some items may require special inspection. Check the plans for details.
8. **All project near or around the City right of way will need an encroachment permit from Department of Public Works. This may include, but is not limited to, driveway projects; walkways to the sidewalk or city right of way; placing storage containers and/or debris boxes on the street. For more information please visit <https://www.cityofsanrafael.org/encroachment-permits/>**

DECKS & STAIRS:

1. Minimum stair requirements: maximum 7 3/4" rise, minimum 10" tread with a minimum 9/16" nosing, minimum head clearance 6'8", minimum stair width 36".
2. A flight of stairs shall not have a vertical rise larger than 147" between floor levels or landings.
3. Porches, balconies, ramps or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 42" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nosing of the treads.
4. Handrail height shall be 34" to 38" above the nosing of treads and landing.
5. Stairways with four or more risers shall have not less than one handrail. (R311.7.8)
6. Guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4" in diameter or a sphere 4 3/8" in diameter on the open side of stairs. Openings at the stair formed by the riser, tread and bottom rail of guard shall not allow passage of a sphere 6" in diameter. (R312.1.3)

PLUMBING AND MECHANICAL:

1. The water supply for dishwashers shall be protected by an air gap or integral backflow preventer. (CPC 807.3)
2. Provide vent for dryer to outside. See CMC 504.4 for maximum length and reductions for elbows.
3. Provide exhaust fan with humidistat in bathrooms. (R303.3.1)

4. Extend discharge piping for relief valves from hot water tanks or boiler to drainage system or outside the building. See CPC 608.5 for details. Do not discharge into a water heater pan.
5. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas where it would cause a nuisance. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. See CMC 310 for details.
6. Condensate lines from high efficiency heaters shall be in an approved location per the manufacturer's recommendations. Have copies of the manufacturer's recommendation available to inspector.
7. Install heating and air conditioning equipment according to manufacturer's specifications. When in a closet or alcove, the space shall be a minimum 12" wider than the furnace with a minimum 3" working clearance required at rear, sides and top of furnace.
8. A level working space at least 30" deep and 30" wide shall be provided in front of the control side to service an appliance.
9. Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages, unless listed as a flammable vapor ignition resistant. (CPC 507.13)
10. Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, or storage closets or in a space that opens only into such rooms or spaces. See code for exceptions.
11. Provide outside combustion air to all gas appliances. See code for exceptions.
12. Provide 3" concrete filled metal post with a 2' embedment and with a 30" extension above the floor to protect equipment in garage from physical damage unless installed in an alcove.
13. All hose bibs to be frost-free with back flow device.
14. Toilets, max. 1.28 gal/flush; Showerheads & Kitchen faucets, max. 1.8 gal/min; Lavatory faucets, max. 1.2 gpm. (CalGreen 4.303)
15. An expansion tank is required for all water heaters and boilers on water systems with check valves or backflow preventers. (CPC 608.3).
16. Water heaters shall be anchored or strapped to resist movement due to earthquake motion. Strapping shall be placed within the upper one-third and lower one-third dimensions of the tank. The lower strap shall be a minimum 4" above the controls. (CPC 507.2)
17. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage or other pans for such use. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6" and not more than 24" above the adjacent ground surface. (CPC 507.5 & 608.5)
18. Shower compartments shall have at least 1024 square inches of interior cross-sectional area. Shower compartments shall be not less than 30" in minimum dimension measured from the finished interior dimension of the shower compartment. (CPC 408.6)

CALIFORNIA ENERGY CODE:

1. Insulate the structure according to approved energy calculations and plans.
2. Install windows with U-values no greater than specified by the energy compliance statement. Window labels shall be in place for inspection.
3. Provide foundation vents per R408.2. Vents may be either fixed open or operable.
4. Seal all building envelope penetrations. (i.e. sill plates, holes, around windows, doors, service entrance panel, etc.)
5. Insulate piping and duct work in accordance with the adopted energy code.
6. The builder shall provide to the owner a certificate approved by the jurisdiction. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and /or floor) and ducts outside conditioned spaces; U-factors for fenestration; and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the type and efficiency of heating, cooling and service water heating equipment.
7. If the insulation type is changed from what was indicated on the plans to a spray applied foam product, a plan revision and the Foam Insulation Checklist shall be approved by the plan reviewer prior to the insulation inspection. Approved copies shall be available to the inspector for the insulation inspection.
8. A minimum of 75% of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.
9. All bathrooms, garages, laundry, and utility rooms shall have occupant or vacancy sensors.
10. **Provide duct tightness test (duct blaster) or a building envelope air tightness test (blower door test). Tests and inspections shall be passed by a licensed third party.**

SAFETY GLAZING REQUIREMENTS (R308 & R312):

Safety glazing required at:

3. Glazing in tub or shower enclosure less than 60" above any standing or walking surface.
4. All glazing within 60" of a tub or shower edge.
5. Glazing adjacent to stairways, landings and ramps within 36" inches horizontally of a walking surface when the bottom exposed surface of the glass is less than 36" above the plane of the adjacent walking surface.
6. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36" above the landing and within 60" horizontally of the bottom tread.
7. In dwelling units, where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a sphere 4" in diameter cannot pass. (R312.2)

WINDOW ESCAPE & RESCUE REQUIREMENTS (R310 & R312):

1. In all rooms used for sleeping and in all basements with habitable spaces, one window shall open a minimum of 5.7 square feet, 20" wide, 24" high with a maximum sill height of 44". See R310 for exceptions.

RESIDENTIAL WIRING REQUIREMENTS

The following list of requirements shall be used only as a guideline and is not intended as a technical document. To determine proper wire size and type, proper electrical equipment and proper wiring methods, consult with a licensed electrical engineer, a licensed electrician or the codebook.

MAIN DISCONNECT (LOCATION)

1. A main disconnect is required on the exterior of all structures, readily accessible, nearest the point of entrance of service conductors. (CEC 230.70 A) Maximum distance from structure to disconnecting means is 30'.
2. Overcurrent devices (breakers) shall not be located in clothes closets or bathrooms. (CEC 230.70 (A)(3))

RECEPTACLE OUTLETS (CEC 210.52)

1. In every habitable room, receptacle outlets shall be installed so that no point along the floor line in any wall space, including any wall space 2 feet or more in width, is more than 6 feet measured horizontally from an outlet in that space so that there will be an outlet for every 12 linear feet or fraction thereof of wall length. Fixed glass panels, railings and other fixed room dividers such as freestanding bar type counters shall be included in the 6' measurement. (CEC 210.52 A)
2. Provide at least one (1) 20 amp laundry circuit. (CEC 210.52 F)
3. All receptacles installed within 6 feet *of a laundry, utility or wet bar sink shall be* protected by ground-fault circuit-interrupters. (CPC 210.8 A)
4. Minimum of one receptacle outlet in hallways 10' or more in length shall be installed. (CEC 210.52 H)
5. **All room circuits including lighting and smoke detectors to be AFCI protected.** See code for exceptions.
6. **All receptacle outlets shall be tampered resistant. (CEC 406.12)**

KITCHEN (CEC 210.52 (A) (B) & (C))

1. Provide a minimum of two (2) 20 amp circuits for the kitchen counter.
2. A receptacle outlet shall be installed at each counter space 12 inches or wider.
3. All receptacles installed to serve the countertop surface in a kitchen to be protected by ground-fault circuit-interrupters (GFCI) and arc-fault circuit-interrupter (AFCI). (CEC 210.9 A & 210.12 A)
4. Kitchen counter receptacles shall be installed so that no point along wall line is more than 24" measured horizontally from an outlet measured in such a manner that there will be an outlet for every 4 linear feet or fraction thereof of counter length.
5. Receptacles shall not be installed in a face-up position in the work surfaces or countertops. (CEC 406.5 G)

BATHROOMS

1. At least one wall receptacle outlet shall be installed within 3' of basin location. (CEC 210.52 D)
2. All outlets located in the bathroom shall be protected by a ground-fault circuit-interrupter (GFCI). (CEC 210.8 A)
3. Cord-connected luminaires, chain-, cable-, or cord-suspended-luminaires, lighting track, pendants, and ceiling-suspended (paddle) fans shall not have any parts located within a zone measured 3 feet (914 mm) horizontally and 8 feet (2438 mm) vertically from the top of a bathtub rim or shower stall threshold. This zone is all encompassing and includes the zone directly over the tub or shower. Luminaires located in this zone shall be listed for damp locations and where subject to shower spray, shall be listed for wet locations. (CEC 410.10 D)
4. Bathroom receptacle outlet(s) shall be supplied by at least one 20-ampere circuit. (CEC 210.11 C)

OUTDOOR AND GARAGE OUTLETS

1. At least two (2) outlets, accessible at grade level shall be installed outdoors and located at the front and rear of the dwelling

shall be GFCI protected. (CEC 210.8 A)

4. All outlets located outdoors, in crawl spaces at or below grade level or in a garage shall be protected by a ground-fault interrupter. (CEC 210.8 A)
5. Balconies, decks, and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed the perimeter of the area. (CEC210.52 E)

LIGHTING

1. At least one (1) wall switch-controlled lighting outlet shall be installed in every habitable room, in bathrooms, hallways, stairways, basements, attached garage, and at outdoor entrances. Exception: in habitable rooms, other than kitchens and basement, one or more receptacles controlled by a wall switch shall be permitted in lieu of a lighting outlet. (CEC 210.70)
2. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway. See R303.7 for all requirements.

POOLS, SPAS, & HOT TUBS

1. Pools, Spas, and hot tubs shall be installed per CBC 3109 and CEC 680.

HVAC Equipment (CEC 210.63)

1. Central heating equipment other than fixed electric space heating shall be supplied by an individual branch circuit. Permanently connected air-conditioning equipment, and auxiliary equipment directly associated with the central heating equipment such as pumps, motorized valves, humidifiers and electrostatic air cleaners, shall not be prohibited from connecting to the same branch circuit as the central heating equipment.
2. A receptacle outlet shall be installed in an accessible location for the servicing of heating , air-conditioning and refrigeration equipment.

SMOKE DETECTORS - CRC SECTION R314

1. Provide a smoke detector in each sleeping room and outside of each separate sleeping area in the immediate vicinity of the



IMPORTANT NOTICE

City of San Rafael Launching New Online Permitting System Effective February 23, 2026

The City of San Rafael is launching **OpenGov**, a new online permitting and licensing system, on **February 23, 2026**. Beginning February 23, 2026:

- **All new permit applications must be submitted through OpenGov.**
- **All inspection requests must be submitted through OpenGov**, including inspections for permits originally issued in eTRAKiT.

Permit applications submitted in **eTRAKiT before February 23, 2026** will continue to be processed and closed out in eTRAKiT. However, **all inspection scheduling will transition to OpenGov on February 23, 2026**, regardless of the system in which the permit was originally issued.

How to Request an Inspection

Beginning February 23, 2026, **inspection requests by phone or email will no longer be accepted**. Inspections may only be requested for issued permits.

For Permits Issued in OpenGov

1. Log in to your OpenGov account at: <https://cityofsanrafaelca.portal.opengov.com/>
2. From the top right menu, select **My Account** to open your dashboard.
3. On your dashboard, under **Action Required**, select **Request Inspection** to open your permit record. Then click **+ New Appointment**.
4. If you do not see an Action Required item, select **Applications** from the left menu and open the permit record associated with your inspection. Select **Inspections** from the left menu and click **+ New Appointment**.
5. Follow the on-screen steps to submit your inspection request.
6. You will receive an email notification **once City staff has scheduled the inspection**.

Note: The Inspections tab and the + New Appointment button appear only for issued permits eligible for inspections.

For Permits Originally Issued in eTRAKiT

If your permit was issued in eTRAKiT and is still being processed there, **inspections must still be requested through OpenGov**.

1. Log in to or create an OpenGov account at: <https://cityofsanrafaelca.portal.opengov.com/>
2. Select the department that issued your permit and will perform the inspection.
3. Select the record **"Inspection Request (Permits Issued in eTRAKiT)"** and submit the form.
4. You will then be prompted to request your inspection. Select **+ New Appointment** and follow the on-screen steps to submit your inspection request.
5. You will receive an email notification **once City staff has scheduled the inspection**.

Need Help?

If you need assistance, please contact the Community & Economic Development Department at (415) 485-3367 or email community.development@cityofsanrafael.org.