

***Regular Meeting of the
Abatement Appeals Board
November 14, 2025***

***Agenda Item C1
Appellant Statement***

Sirs, Madames, and interested parties ~

Regarding the matter at 2345/47 Clement Street 94121:

In the time that has elapsed since the 60-day under advisement was ordered we have gotten 7 permits issued, all safety related issues corrected, some sign offs received including the majors of permission to cover from the building inspector and electrical inspector, with further inspections already scheduled. We have solely acted in good faith since the beginning of this process and are continuing to do everything within our power, from all facets physically mentally and financially, to complete this project as expeditiously as humanly possible. The issue at hand is simply a matter of the clock. What was ordered versus what is possible are not the same. Simply put, there is no reality in which the amount of time ordered was sufficient enough an amount of time to complete everything within the new scope as the scope has grown exponentially multiple times over since the original nov was issued.

We are dealing with a building recently inherited by the new owner that wasn't well maintained for over half a century. We have added 50+years worth of rehab, maintenance, and updating Safety Systems to the already immense scope which includes 3 electrical permits which all all of which have full K&T deenergization and rewire. A master plumbing permit for an almost full repipe including three water heaters and fixtures and finishing. Full demo and full rebuild of a three-story, in-kind mudroom rear entrance with fire separation between floors and a three-story 1 hour inside one hour outside rated firewall with fire curtain in a residential 5B Construction. Building permits with plans generated by architect and wet stamped. Structural plans and structural calcs generated by our PE and wet stamped. I have personally spent literal months of time at DBI navigating this project and getting everything issued to the extent that I'm a familiar face at 49 van ness between floors 2 and 5 with half of the OTC city workers knowing me and I them on a first name basis.

I will reiterate that since that nov was issued we have done nothing but act in and behave in good faith to get this project completed. We have both the paper trail and financial drain to back it up as you can see with the attachments to this appeal.

I'll leave you with a final question, of which i merely request you to ask yourselves...

The city has granted me one year to complete the work on one of the building permits, and two years to complete the work on the other building permit. In addition, each of the 4 trade permits is given a year to complete.

If the time frame the city traditionally grants to complete a scope such as this lies between one and two years, then why in any realm of possibility is it even remotely realistic to order, mind you under the dark cloud of a pending OA nonetheless that all of it; from plans to architects, engineers to stamps, revisions and go backs, permits issued to recommencement of

work, then completing ALL of the aforementioned with final sign offs, could be done in 60 days....??

Please keep in mind we were under a stop work order for the better part of 6 months until permits were issued. That date was 15 days after the DH and only 45 days remained in the 60 under advisement period. Furthermore, and Mr McConn can attest to this, the moment I walked out of the directors hearing the very first thing I did was call him and meet him same day at DBI and the very first words out of my mouth were "there is no way that this will be done in 60 days I need more time"

I thank you again for your time in hearing this quite long-winded appeal, but there is no other story to tell than the full and true story, and it has been a very very very long one. I can guarantee you one thing with 100% absolute certainty, there lives not a single soul on this earth that looks forward to this project being completed and cleared more than I.

Kind regards,
David Silverman
Agent on behalf of CP Clement LLC



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

NOTICE: 1

NUMBER: 202430152

DATE: 28-OCT-24

ADDRESS: 2345 CLEMENT ST

OCCUPANCY/USE: ()

BLOCK: 1456 **LOT:** 042

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: CP CLEMENT LLC
MAILING CP CLEMENT LLC
ADDRESS 10 CROWN TER
SAN FRANCISCO CA

PHONE #: --

94114

PERSON CONTACTED @ SITE: CP CLEMENT LLC

PHONE #: --

VIOLATION DESCRIPTION:

☐ WORK WITHOUT PERMIT	CODE/SECTION# 103A 106A.1
☒ ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	106A.4.4
☒ UNSAFE BUILDING ☒ SEE ATTACHMENTS	102A

A complaint investigation has revealed that a three story rear vestibule has been demolished and reframed and that the adjoining 3 story stair has been detached from main structure with minimal bracing making it an unsafe structure. Additionally a detached storage shed on casters is being constructed. All work described is beyond the scope of permit.

Code/Section: SFBC 103A., 102A

Monthly monitoring fee applies.

Code/Section: SFBC 110A Table 1A-K

CORRECTIVE ACTION:

☒ **STOP ALL WORK SFBC 104A.2.4**

628-652-3608

- ☒ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☒ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
- ☒ **OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGN OFF.**
- ☒ **CORRECT VIOLATIONS WITHIN 90 DAYS.** ☐ **NO PERMIT REQUIRED**
- ☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Obtain an evaluation report from a licensed professional regarding the safety of the now detached stairs and submit to DBI. File for and obtain permit with plans showing prior existing, as built and proposed architectural plans and structural drawings for all work. Obtain all required inspections including for corresponding plumbing and electrical permits.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- ☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☒ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- ☐ **OTHER:** ☐ **REINSPECTION FEE \$** ☐ **NO PENALTY**
(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$25000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECT

CONTACT INSPECTOR: Philip Saunders

PHONE # 628-652-3608

DIVISION: BID

DISTRICT : 5

By:(Inspector's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an **Order of Abatement** is recorded against this property, the owner will be billed or the property will be lien for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un maximo de \$7,500 por cada edificio. Esta Sección tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y continua mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和 106.4.7 項條款之規定，倘沒有許可證或已開始的工程或正在進行之工程，或者超許可範圍的工程，將收取調查費。當承人可以在此許可證發出日起 15 天之內，調查證可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓。電話：(628) 652-1150。

警告：如不按照要求立即採取行動，以糾正上述違規行為，將導致建築局付諸強制糾正程序的執行。倘對此房地產的強制糾正程序令一經在市府備案，則自這通知張貼日起的各項與此糾正程序有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和 110 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每值初犯的最高罰款可達 7,500 元。此項法規還規定對每一違章初犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築局判定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或貸款中扣除稅款。如果在此廣告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地進行，我們將根據《國稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果按定罪，對每天所發生的、每一單獨的犯法行為，將付不超過 500 元的罰款，和/或者監禁六個月。



Permit Issued By: MHAMIDI

CUSTOMER COPY

PERMIT# E202505022171

Permit Issued date: 05/02/2025 04:22:32 PM

Printed on: 05/02/2025 04:22:35 PM

Job Address
2347 CLEMENT ST

Block/Lot/Structure Number
1456/042/0

Unit
0

District
1

Occupancy Commercial

Floor/Suite

Valuation \$0.00

Owner Name
CP CLEMENT LLC

Phone

Phone2

Homeowner permit approved by

Contractor Company Name
LARRY LEE WINSTEN

License
581398

Class
B1

License Exp Date
30-APR-27

Business Lic#
1169506

Address
P.O. BOX 1189

City
PITTSBURG

State
CA

Zip Code
94569

Office Phone#
(415)554-4000

Mobile Phone#
(415)554-4000

Applicant/Occupant Name

Phone

() -

EID Use Only:

Building Appln. No: 202408078154

Plumbing permit No: PP20250502045

APPLICANT'S DESCRIPTION OF WORK:

2347 CLMENT FRONT UNIT A-1ST AND 2ND FULL K&T DE ENERGIZATION AND REWIRE. 3 SUBPANEL UPGRADE IN KIND. MODIFICATIONS TO SERVCIE FEEDERS TROUGH, OOR TAPS, SUBPANEL MB(S) TO REMAIN SAME LOAD PER UPDATED LOAD CALCS. INSTALL GROUNDING NETWORK (2 RODS), BOND TO WATER MAIN AND GAS SERVICE AFTER METER. UPDATE PANEL, OUTLETS, RECEPTACLES PER TITLE 24 COMPLIANCE

INSPECTOR'S COMMENT:

Fees

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
NON_RES_OUTL	02-MAY-25	400382	\$460.94				

Surcharge \$0.00

Total Fees \$460.94

Total Paid \$460.94

Balance due \$0.00

Inspection Activity Description

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
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E202505022171

2347 CLEMENT ST

LARRY LEE WINSTEN

Floor/Suite:



ELECTRICAL PERMIT

PERMIT# E202505022172

Permit Issued date: 05/02/2025 04:22:03 PM

Permit Issued By: MHAMIDI

CUSTOMER COPY

Printed on: 05/02/2025 04:22:07 PM

Job Address
2347 CLEMENT ST

Block/Lot/Structure Number
1456/042/1

Unit District
1

Occupancy Residential

Floor/Suite

Valuation \$0.00

Owner Name
CP CLEMENT LLC

Phone

Phone2

Homeowner permit approved by

Contractor Company Name
LARRY LEE WINSTEN

License
581398

Class
B1

License Exp Date Business Lic#
30-APR-27 1169506

Address City
P.O. BOX 1189 PITTSBURG

State Zip Code
CA 94569

Office Phone# Mobile Phone#
(415)554-4000 (415)554-4000

Applicant/Occupant Name

Phone
() -

EID Use Only:

Building Appln. No: 202408078154

Plumbing permit No: PP20250502045

APPLICANT'S DESCRIPTION OF WORK:

2347 CLEMENMT REAR UNIT B-1ST AND 2ND FULL K&T DE ENERGIZATION AND REWIRE. 3 SUBPANEL UPGRADE IN KIND. MODIFICATIONS TO SERVCIE FEEDERS TROUGH, OOR TAPS, SUBPANEL MB(S) TO REMAIN SAME LOAD PER UPDATED LOAD CALCS. INSTALL GROUNDING NETWORK (2 RODS), BOND TO WATER MAIN AND GAS SERVICE AFTER METER. UPDATE PANEL, OUTLETS, RECEPTACLES PER TITLE 24 COMPLIANCE

INSPECTOR'S COMMENT:

Fees

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
RES_OUTL	02-MAY-25	400383	\$386.37				
Surcharge	\$0.00	Total Fees	\$386.37	Total Paid	\$386.37	Balance due	\$0.00

Inspection Activity Description

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
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E202505022172

2347 CLEMENT ST

LARRY LEE WINSTEN

Floor/Suite:



ELECTRICAL PERMIT

PERMIT# E202505022173

Permit Issued date: 05/02/2025 04:21:33 PM

Permit Issued By: MHAMIDI

CUSTOMER COPY

Printed on: 05/02/2025 04:21:37 PM

Job Address
2345 CLEMENT ST

Block/Lot/Structure Number
1456/042/0

Unit
0

District
1

Occupancy Residential

Floor/Suite

Valuation \$0.00

Owner Name
CP CLEMENT LLC

Phone

Phone2

Homeowner permit approved by

Contractor Company Name
LARRY LEE WINSTEN

License
581398

Class
B1

License Exp Date
30-APR-27

Business Lic#
1169506

Address
P.O. BOX 1189

City
PITTSBURG

State
CA

Zip Code
94569

Office Phone#
(415)554-4000

Mobile Phone#
(415)554-4000

Applicant/Occupant Name

Phone

() -

EID Use Only:

Building Appln. No: 202408078154

Plumbing permit No: PP20250502045

APPLICANT'S DESCRIPTION OF WORK:

2345 CLEMENT 2ND FLOOR UNIT A-1ST AND 2ND FULL K&T DE ENERGIZATION AND REWIRE. 3 SUBPANEL UPGRADE IN KIND. MODIFICATIONS TO SERVCIE FEEDERS TROUGH, OOR TAPS, SUBPANEL MB(S) TO REMAIN SAME LOAD PER UPDATED LOAD CALCS. INSTALL GROUNDING NETWORK (2 RODS), BOND TO WATER MAIN AND GAS SERVICE AFTER METER. UPDATE PANEL, OUTLETS, RECEPTACLES PER TITLE 24 COMPLIANCE

INSPECTOR'S COMMENT:

Fees

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
RES_OUTL	02-MAY-25	400384	\$386.37				

Surcharge \$0.00

Total Fees \$386.37

Total Paid \$386.37

Balance due \$0.00

Inspection Activity Description

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
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E202505022173

2345 CLEMENT ST

LARRY LEE WINSTEN

Floor/Suite:



PLUMBING PERMIT
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

PERMIT # PP20250502045 **ISSUED**

DATE AND TIME: 05/02/2025 04:20:56 PM

Call between 8:00 am and 3:00 pm to schedule an inspection - (628) 652-3400
24-hour Web inspection scheduling at: https://dbiweb02.sfgov.org/dbi_plumbing/
24-hour voice inspection scheduling - (628) 652-3401

2345 2347 CLEMENT ST

Job Location	2345	CLEMENT	RENEWAL	AMENDMENT	PID PERMIT #
	2347	CLEMENT	ST	Unit 0	Unit sfx
			ST	Unit	Unit sfx
					BLK/LOT 1456 / 042
					BLK/LOT 1456 042

OWNER: BLDG APPL# 202408078154 EID PMT# E202505022172 District 7

Owner Name CP CLEMENT LLC Owner/Contact
Owner Address 2345 2347 CLEMENT ST SAN FRANCISCO CA Owner Phone

I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Sec. 7000) of Division 3 of the Business and Professions code, and my license is in full force and effect.

CONTRACTOR: HOMEOWNER PERMIT: Approving Inspector:

Company Name	License #	Class	Expiration	BTRC #
LARRY LEE WINSTEN	581398	B1	04/30/2027	1169506
Address	City	State	Zip	
P.O. BOX 1189	PITTSBURG	CA	94569	
			Phone	
			4155544000	

DESCRIPTION OF WORK COVERED BY THIS PERMIT:

2347 UNIT A AND B AND UNITS 2345 A AND B- REPLACE WATER HEATERS, SANITARY STACK, TANKLESS WATER SYSTEM, AND FIXTURES AND FINISHES.

FEES:	MAX INSPECTIONS AVAILABLE	3	VALUATION	0.00	BLDG STDS ADMIN FUND	0.00
NUMBER OF ADDITIONAL INSPECTIONS	0 @	0.00 / 1 EA.	0.00	SURVEY:		0.00
NUMBER OF PLAN REVIEW HOURS:	0 @	0.00 / 1 EA.	0.00	MISCELLANEOUS:		0.00
NUMBER OF ADMIN HOURS:	0 @	0.00 / 1 EA.	0.00	FIRE SPRINKLER:		0.00
SINGLE RESIDENTIAL UNIT:			0.00	FIRE SPRINKLER (NEW/REMODEL):	0 @	0.00 / 1 EA.
PLUMBING INSTALLATION (WITHOUT)	1	UNITS	352.24	RESTAURANT (NEW/REMODEL):	0	OUTLETS
PLUMBING INSTALLATION (WITH):	0	UNITS	0.00	Web fee: 0.00	Penalty	0.00
NEW BOILER INSTALLATION:	0 @	0.00 / 1 EA.	0.00		Tech surcharge (2%)	0.00
OFFICE, MERC AND RETAIL BUILDING:	0 @	0.00 / 1 EA.	0.00		TOTAL PERMIT FEE:	352.24

* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'
Effective 8/7/2009 - Permit shall expire 1 year from date of issuance.

DO NOT WRITE BELOW THIS LINE - FOR OFFICIAL USE ONLY

Date	Initials	Remarks

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Policy Number:

III. The cost of the work to be done is \$100 or less.

X IV. 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 workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

PLEASE MAKE CHECK PAYABLE TO: DEPARTMENT OF BUILDING INSPECTION 49 SOUTH VAN NESS AVE, SAN FRANCISCO, CA 94103

Plumbing Inspector's signatures:

Rough In: _____

Date: _____

Final: _____

Date: _____

Valid For Issuance: Approved Date: 05/02/2025 04:13:14 PM

Chief Plumbing Inspector:

Steve Panelli

CUSTOMER COPY

Issued by: MHAMIDI

STRUCTURAL CALCULATION REPORT

Project :	REAR STAIR REBUILD
Project Address :	2345 Clement St San Francisco, California 94121
Report :	Structural Design Report -1
Report No. :	01
Date :	MAY-15-2025



5/15/2025

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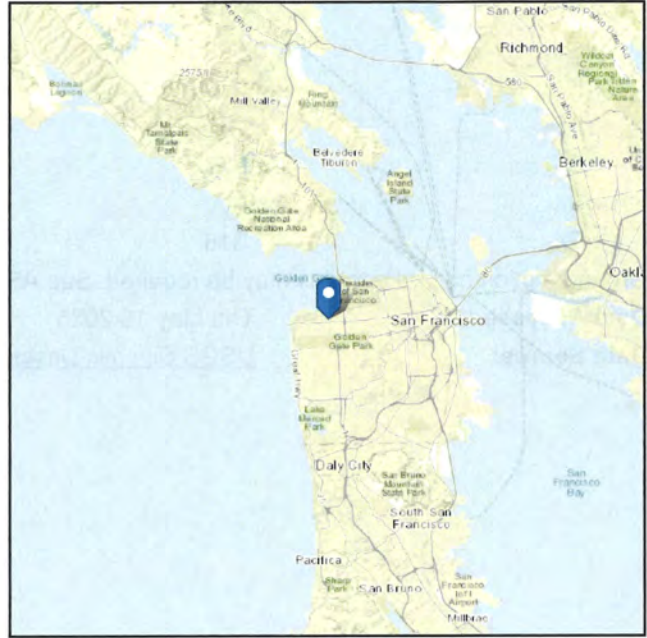
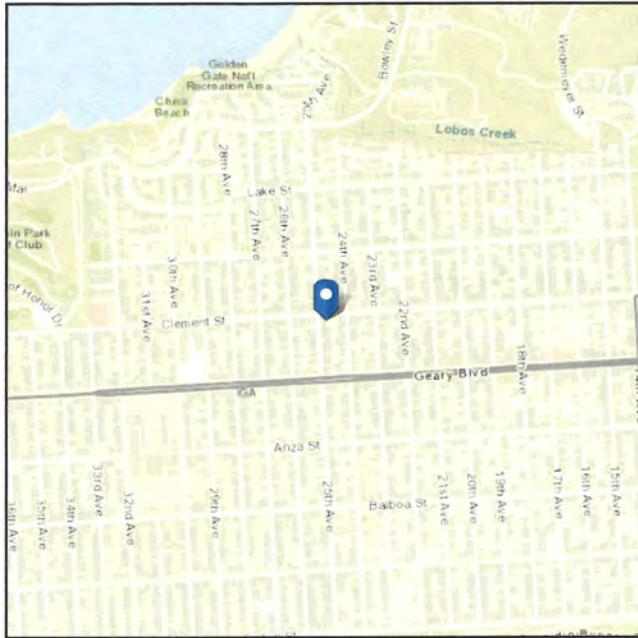


ASCE Hazards Report

Address:
2345 Clement St
San Francisco, California
94121

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
Section 11.4.3)

Latitude: 37.781849
Longitude: -122.484584
Elevation: 136.06512450172164 ft
(NAVD 88)



Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_s :	1.648	S_{D1} :	N/A
S_1 :	0.669	T_L :	12
F_a :	1.2	PGA :	0.712
F_v :	N/A	PGA_M :	0.855
S_{MS} :	1.977	F_{PGA} :	1.2
S_{M1} :	N/A	I_e :	1
S_{DS} :	1.318	C_v :	1.43

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu May 15 2025

Date Source: [USGS Seismic Design Maps](#)

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Project Name: REAR STAIR REBUILD

Area		=	135	sqft	SOG
FF Area		=	0	sqft	
Wall Height upto 3rd floor		=	8	ft	
Wall Height upto 2nd Floor		=	8	ft	
Wall Height upto 1st floor		=	8	ft	
ASD Factor	0.7				
Rho Factor	1.3				

Roof Weight	L (ft)	Height of Wall /Width of Roof (ft)	PSF	lbs
Area			20	2700
EXT. WALL	29	4	16	1856
INT. WALL	0	4	10	0
FF Area			15	0

W=W _{3d}	=	4,556	lbs
W=W _{2nd}		4,556	
W=W _{1st}		4,556	
Total	=	13,668	lbs

LRFD to ASD conversion

Base Shear (LRFD)	2.8	kips
=		
Base Shear (ASD)	2.5	kips
=		

Level	Height from base	Weight	Cs	Distribution Factor, Cvx	Base Shear(LRFD) kips	Base Shear (ASD) lbs
3	8	4,556	0.2028	0.167	0.46	420
2	8	4,556	0.2028	0.333	0.92	841
1	8	4,556	0.2028	0.500	1.39	1,261

Project Name: REAR STAIR REBUILD

Area		=	135	sqft	SOG
FF Area		=	0	sqft	
Wall Height upto 3rd floor		=	8	ft	
Wall Height upto 2nd Floor		=	8	ft	
Wall Height upto 1st floor		=	8	ft	
ASD Factor	0.7				
Rho Factor	1.3				

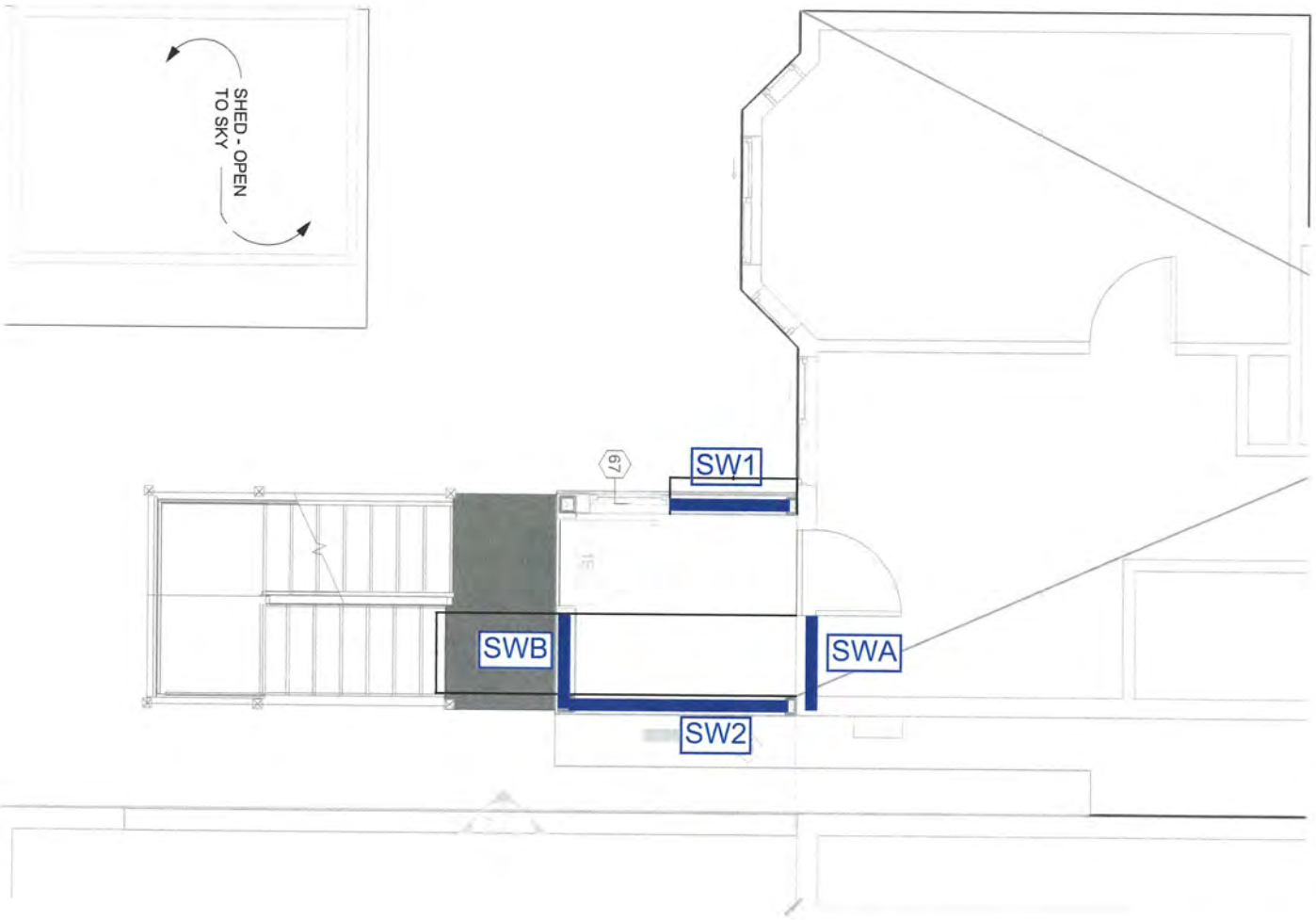
Roof Weight	L (ft)	Height of Wall /Width of Roof (ft)	PSF	lbs
Area			20	2700
EXT. WALL	29	4	16	1856
INT. WALL	0	4	10	0
FF Area			15	0

W=W _{3d}	=	4,556	lbs
W=W _{2nd}		4,556	
W=W _{1st}		4,556	
Total	=	13,668	lbs

LRFD to ASD conversion

Base Shear (LRFD)	2.8	kips
=		
Base Shear (ASD)	2.5	kips
=		

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3	8	4,556	0.2028	0.167	0.46	420
2	8	4,556	0.2028	0.333	0.92	841
1	8	4,556	0.2028	0.500	1.39	1,261



SHEARWALL ANALYSIS AND DESIGN									
Project Name:		REAR STAIR REBUILD							
Second Floor									
Seismic Base Shear	(N-S Direction)	$V_{seismic}$	=	2522.0 lbs					
Seismic Base Shear	(E-W Direction)	$V_{seismic}$	=	2522.0 lbs					
First Floor									
Seismic Base Shear	(N-S Direction)	$V_{seismic}$	=	2522.0 lbs					
Seismic Base Shear	(E-W Direction)	$V_{seismic}$	=	2522.0 lbs		5645.333333			
First Floor									
Direction of SW	Shearwall	Governing Case	Wall Trib. Width (ft.)	Wall Length (ft)	Base Shear (lbs)				
N-S Direction	SW 1	2522	3.75	3.75	1,261				
	SW 2		3.75	6.75	1,261				
E-W Direction	SW A	2522	3.88	3.00	1,261				
	SW B		3.88	3.00	1,261				
2									
HDU5 (Uplift Capacity - 75%)		4,234	lbs						
Shearwall	Shear Force - Base ($F_H^*(L/2)$)	Load on Shear Wall - At Base	Shear Wall Type at 1st Floor	Over Turning Moment (Wall Ht * Shear Force)	Resistance Moment 1st	Tension (for A.B. / Holddowns) 1st Floor	Compression (for A.B. / Holddowns) 1st Floor	Holdown Use at 1st Floor	DEAD LOAD
	lbs	plf				lbs	lbs		lbs
SW 1	1,261	336	(E)Type 3	10,088	25	2,334	3,034	HDU5	350
SW 2	1,261	187	(E)Type 2	10,088	80	1,133	1,833	HDU5	350
SW A	1,261	420	(E)Type 4	10,088	16	3,007	3,707	HDU5	350
SW B	1,261	420	(E)Type 4	10,088	16	3,007	3,707	HDU5	350
Type	Panel	Shear (lbs)	Perimeter	Field	Anchor Bolt	Sill Plate	Simpson A35	Sp. Insp.	
Type 1	15/32" PLY.	170	8d @ 6"	8d @ 12"	5/8" ϕ x 7" min. Emb.	2x-2x	48" O.C.	No	
Type 2	15/32" PLY.	255	8d @ 4"	8d @ 12"	5/8" ϕ x 7" min. Emb.	2x-2x	36" O.C.	Yes	
Type 3	15/32" STR-I	375	8d @ 3"	8d @ 12"	1" ϕ x 10" min. Emb.	2x-3x	36" O.C.	Yes	
Type 4	15/32" STR-I	475	8d @ 2"	8d @ 12"	1" ϕ x 10" min. Emb.	2x-3x	24" O.C.	Yes	

SHEARWALL ANALYSIS AND DESIGN

Project Name: REAR STAIR REBUILD

Second Floor					
Seismic Base Shear	(N-S Direction)	$V_{seismic}$	=	841 lbs	
Seismic Base Shear	(E-W Direction)	$V_{seismic}$	=	841 lbs	
First Floor					
Seismic Base Shear	(N-S Direction)	$V_{seismic}$	=	841 lbs	
Seismic Base Shear	(E-W Direction)	$V_{seismic}$	=	841 lbs	

Building Length (ft)		
N-S	E-W	Direction
7.75	7.5	1st Floor

2ND Floor					
Direction of SW	Shearwall	Governing Case	Wall Trib. Width (ft.)	Wall Length (ft)	Base Shear (lbs)
N-S Direction	SW 1	841	3.75	3.75	420
	SW 2		3.75	6.75	420
E-W Direction	SW A	841	3.88	3.00	420
	SW B		3.88	3.00	420

HDU2 (Uplift Capacity ~ 75%)	2,303	lbs
-------------------------------------	-------	-----

Shearwall	Shear Force - Base ($F_H \cdot (L/2)$)	Load on Shear Wall - At Base	Shear Wall Type at 2nd Floor	Over Turning Moment (Wall Ht * Shear Force)	Resistance Moment 1st	Tension (for A.B. / Holddowns) 2nd Floor	Compression (for A.B. / Holddowns) 2nd Floor	Holdown Use at 2nd Floor	
	lbs	plf				lbs	lbs		
SW 1	420	112	(E)Type 1	3,363	25	890	890	HDU2	
SW 2	420	62	(E)Type 1	3,363	80	486	486	HDU2	
SW A	420	140	(E)Type 1	3,363	16	1,116	1,116	HDU2	
SW B	420	140	(E)Type 1	3,363	16	1,116	1,116	HDU2	

Type	Panel	Shear (lbs)	Perimeter	Field	Anchor Bolt	Sill Plate	Simpson A35	Sp. Insp.
Type 1	15/32" PLY.	170	8d @ 6"	8d @ 12"	3/8" Ø x 7" min. Emb.	2x-2x	48" O.C.	No
Type 2	15/32" PLY.	255	8d @ 4"	8d @ 12"	3/8" Ø x 7" min. Emb.	2x-2x	36" O.C.	Yes

SHEARWALL ANALYSIS AND DESIGN

Project Name: REAR STAIR REBUILD

Second Floor

Seismic Base Shear (N-S Direction) $V_{seismic}$ = 420 lbs

Seismic Base Shear (E-W Direction) $V_{seismic}$ = 420 lbs

Building Length (ft)		
N-S	E-W	Direction
7.75	7.5	1st Floor

First Floor

Seismic Base Shear (N-S Direction) $V_{seismic}$ = 420 lbs

Seismic Base Shear (E-W Direction) $V_{seismic}$ = 420 lbs

3RD Floor					
Direction of SW	Shearwall	Governing Case	Wall Trib. Width (ft.)	Wall Length (ft)	Base Shear (lbs)
N-S Direction	SW 1	420	3.75	3.75	210
	SW 2		3.75	6.75	210
E-W Direction	SW A	420	3.88	3.00	210
	SW B		3.88	3.00	210

HDU2 (Uplift Capacity - 75%) = 2,303 lbs

Shearwall	Shear Force - Base ($F_H \cdot (L/2)$)	Load on Shear Wall - At Base	Shear Wall Type at 3rd Floor	Over Turning Moment (Wall Ht * Shear Force)	Resistance Moment 1st	Tension (for A.B. / Holddowns) 3rd Floor	Compression (for A.B. / Holddowns) 3rd Floor	Holdown Use at 3rd Floor	
	lbs	plf				lbs	lbs		
SW 1	210	56	(E)Type 1	1,681	25	442	442	MST48	
SW 2	210	31	(E)Type 1	1,681	80	237	237	MST48	
SW A	210	70	(E)Type 1	1,681	16	555	555	MST48	
SW B	210	70	(E)Type 1	1,681	16	555	555	MST48	

Type	Panel	Shear (lbs)	Perimeter	Field	Anchor Bolt	Sill Plate	Simpson A35	Sp. Insp.
Type 1	15/32" PLY.	170	8d @ 6"	8d @ 12"	5/8" ϕ x 7" min. Emb.	2x-2x	48" O.C.	No
Type 2	15/32" PLY.	255	8d @ 4"	8d @ 12"	5/8" ϕ x 7" min. Emb.	2x-2x	36" O.C.	Yes
Type 3	15/32" STR-I	375	8d @ 3"	8d @ 12"	1" ϕ x 10" min. Emb.	2x-3x	36" O.C.	Yes
Type 4	15/32" STR-J	475	8d @ 2"	8d @ 12"	1" ϕ x 10" min. Emb.	2x-3x	24" O.C.	Yes

Level			
Member Name	Results (Max UTIL %)	Current Solution	Comments
JOISTS	Passed (31% M)	1 piece(s) 2 x 12 DF No.2 @ 16" OC	
BEAM 01	Passed (71% M)	2 piece(s) 2 x 12 DF No.2	
POST 01	Passed (10% f _c)	1 piece(s) 6 x 8 DF No.2	Could not find information based on inputs for ~1.
POST 02	Passed (31% f _c)	1 piece(s) 4 x 6 DF No.2	Could not find information based on inputs for ~1.
HEADER 01	Passed (57% R)	1 piece(s) 6 x 12 DF No.2	
HEADER 2	Passed (69% M)	1 piece(s) 6 x 6 DF No.2	
Wall: Stud	Passed (38% B/C)	1 piece(s) 2 x 6 DF No.2 @ 16" OC	
Roof joist	Passed (34% M)	1 piece(s) 2 x 6 DF No.2 @ 16" OC	
Beam 02	Passed (11% M)	2 piece(s) 2 x 6 DF No.2	

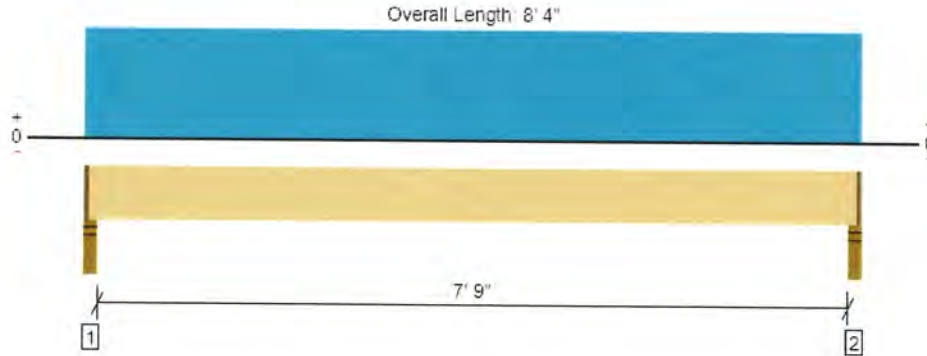


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Level, JOISTS
1 piece(s) 2 x 12 DF No.2 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	433 @ 2 1/2"	2109 (2.25")	Passed (21%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	313 @ 1' 2 3/4"	2025	Passed (15%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	836 @ 4' 2"	2729	Passed (31%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.025 @ 4' 2"	0.198	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.033 @ 4' 2"	0.396	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

Member Length : 8' 1 1/2"
System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2024
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	3.50"	2.25"	1.50"	111	333	444	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	1.50"	111	333	444	1 1/4" Rim Board

* Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	8' 2" o/c	
Bottom Edge (Lu)	8' 2" o/c	

*Maximum allowable bracing intervals based on applied load.

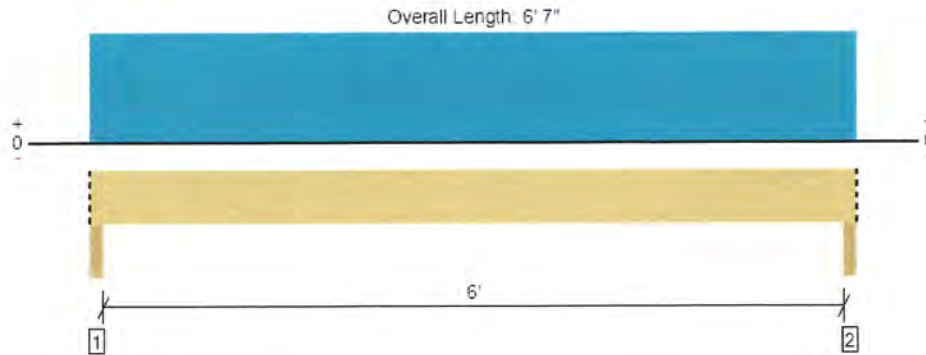
Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 8' 4"	16"	20.0	60.0	LANDING LOAD

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

Level, BEAM 01
2 piece(s) 2 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2266 @ 2"	6563 (3.50")	Passed (35%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1420 @ 1' 2 3/4"	4050	Passed (35%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3362 @ 3' 3 1/2"	4746	Passed (71%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.031 @ 3' 3 1/2"	0.208	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.042 @ 3' 3 1/2"	0.313	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

Member Length : 6' 7"
System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2024
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Column - DF	3.50"	3.50"	1.50"	588	1679	2266	Blocking
2 - Column - DF	3.50"	3.50"	1.50"	588	1679	2266	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 7" o/c	
Bottom Edge (Lu)	6' 7" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 6' 7"	N/A	8.6	--	
1 - Uniform (PSF)	0 to 6' 7" (Front)	3' 6"	20.0	60.0	LANDING LOAD
2 - Uniform (PSF)	0 to 6' 7" (Front)	5'	20.0	60.0	STAIRCASE LOAD

- Side loads are assumed to not induce cross-grain tension.

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator



Level, POST 01
1 piece(s) 6 x 8 DF No.2

Post Height: 9'



Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	20	50	Passed (39%)	---	--
Compression (lbs)	2267	23057	Passed (10%)	1.00	1.0 D + 1.0 L
Base Bearing (lbs)	2267	25781	Passed (9%)	--	1.0 D + 1.0 L
Bending/Compression	0.09	1	Passed (9%)	1.00	1.0 D + 1.0 L

- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.

Supports	Type	Material
Base	Plate	Douglas Fir-Larch

Member Type : Free Standing Post
Building Code : IBC 2024
Design Methodology : ASD

Max Unbraced Length	Comments
Full Member Length	No bracing assumed.

Drawing is Conceptual

Vertical Load	Dead (0.90)	Floor Live (1.00)	Comments
1 - Point (lb)	588	1679	Linked from: BEAM01, Support 1

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

Level, POST 02
1 piece(s) 4 x 6 DF No.2

Post Height: 10'



Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	34	50	Passed (69%)	--	--
Compression (lbs)	2267	7306	Passed (31%)	1.00	1.0 D + 1.0 L
Base Bearing (lbs)	2267	571725	Passed (0%)	--	1.0 D + 1.0 L
Bending/Compression	0.24	1	Passed (24%)	1.00	1.0 D + 1.0 L

- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.

Supports	Type	Material
Base	Plate	Steel

Member Type : Free Standing Post
Building Code : IBC 2024
Design Methodology : ASD

Max Unbraced Length	Comments
Full Member Length	No bracing assumed.

Drawing is Conceptual

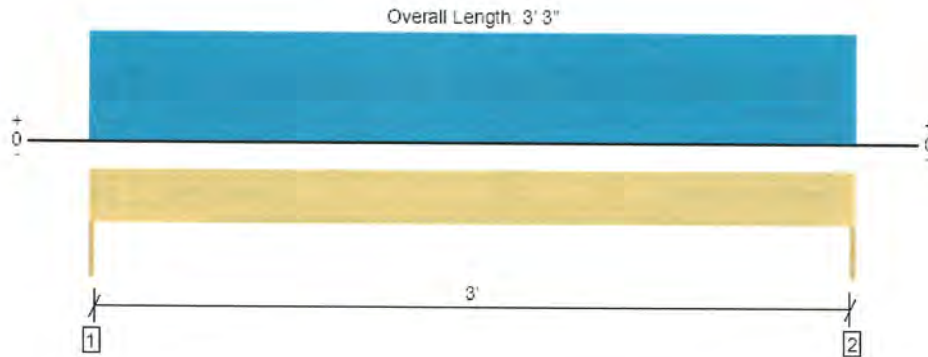
Vertical Load	Dead (0.90)	Floor Live (1.00)	Comments
1 - Point (lb)	588	1679	Linked from: BEAM01, Support 1

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

Level, **HEADER 01**
1 piece(s) 6 x 12 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2951 @ 0	5156 (1.50")	Passed (57%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	984 @ 1' 1"	7168	Passed (14%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2398 @ 1' 7 1/2"	8840	Passed (27%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.003 @ 1' 7 1/2"	0.108	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.005 @ 1' 7 1/2"	0.162	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

Member Length : 3' 3"
 System : Wall
 Member Type : Header
 Building Use : Residential
 Building Code : IBC 2024
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Lumber grading provisions must be extended over the length of the member per NDS 4.2.5.5.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	1001	1950	2951	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	1001	1950	2951	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 3" o/c	
Bottom Edge (Lu)	3' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 3' 3"	N/A	16.0	--	
1 - Uniform (PLF)	0 to 3' 3"	N/A	600.0	1200.0	

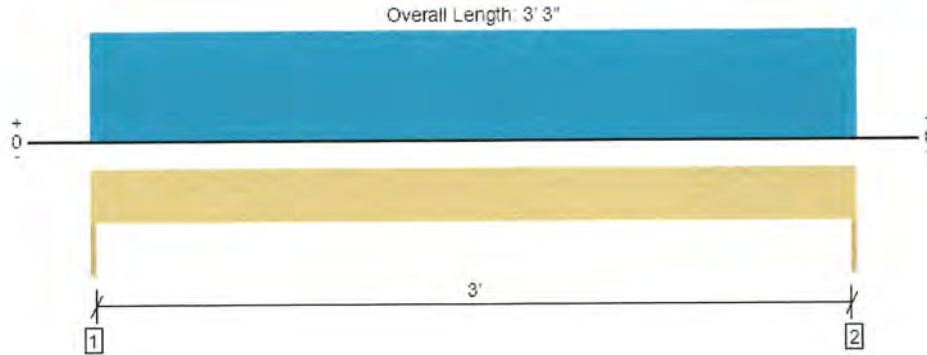
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Level, HEADER 2
1 piece(s) 6 x 6 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1475 @ 0	5156 (1.50")	Passed (29%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	945 @ 7"	3428	Passed (28%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1198 @ 1' 7 1/2"	1733	Passed (69%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.015 @ 1' 7 1/2"	0.108	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.023 @ 1' 7 1/2"	0.162	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

Member Length : 3' 3"
System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2024
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.
- This product has a square cross section. The analysis engine has checked both edge and plank orientations to allow for either installation.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	500	975	1475	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	500	975	1475	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 3" o/c	
Bottom Edge (Lu)	3' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 3' 3"	N/A	7.7	--	
1 - Uniform (PLF)	0 to 3' 3"	N/A	300.0	600.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

Level, Wall: Stud
1 piece(s) 2 x 6 DF No.2 @ 16" OC

Wall Height: 9'

Member Height: 8' 7 1/2"

O. C. Spacing: 16.00"



Drawing is Conceptual

Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	19	50	Passed (38%)	--	--
Compression (lbs)	2400	8039	Passed (30%)	1.00	1.0 D + 1.0 L
Plate Bearing (lbs)	2400	6445	Passed (37%)	--	1.0 D + 1.0 L
Lateral Reaction (lbs)	52	--	--	1.60	1.0 D + 0.6 W
Lateral Shear (lbs)	47	1584	Passed (3%)	1.60	1.0 D + 0.6 W
Lateral Moment (ft-lbs)	112 @ mid-span	1342	Passed (8%)	1.60	1.0 D + 0.6 W
Total Deflection (in)	0.06 @ mid-span	0.86	Passed (L/1681)	--	1.0 D + 0.45 W + 0.75 L + 0.525 S
Bending/Compression	0.38	1	Passed (38%)	1.00	1.0 D + 1.0 L

- Wall deflection criteria: TL (L/120)
- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.
- A bearing area factor of 1.25 has been applied to base plate bearing capacity.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.

Supports	Type	Material
Top	Dbl 2X	Douglas Fir-Larch
Base	2X	Douglas Fir-Larch

System : Wall
Member Type : Stud
Building Code : IBC 2024
Design Methodology : ASD

Max Unbraced Length	Comments
1'	

Lateral Connections

Supports	Connector	Type/Model	Quantity	Connector Nailing
Top	Nails	8d (0.113" x 2 1/2") (Toe)	2	N/A
Base	Nails	8d (0.113" x 2 1/2") (Toe)	2	N/A

- Nailed connection at the top of the member is assumed to be nailed through the bottom 2x plate prior to placement of the top 2x of the double top plate assembly.

Vertical Load	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Point (PLF)	16.00"	600.0	1200.0	

Lateral Load	Location	Spacing	Wind (1.60)	Comments
1 - Uniform (PSF)	Full Length	16.00"	15.1	

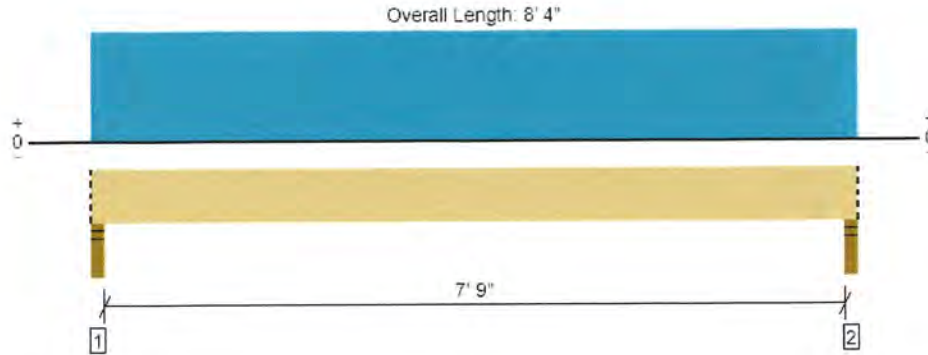
- ASCE/SEI 7 Sec. 30.4: Exposure Category (B), Mean Roof Height (33'), Topographic Factor (1.0), Wind Directionality Factor (0.85), Basic Wind Speed (90), Risk Category(II), Wind Zone (4), GCpi (+/- 0.18), Effective Wind Area determined using full member span and trib. width.
- IBC Table 1604.3, footnote f: Deflection checks are performed using 42% of this lateral wind load.

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Level, Roof joist
1 piece(s) 2 x 6 DF No.2 @ 16" OC



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	194 @ 2 1/2"	3281 (3.50")	Passed (6%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	159 @ 9"	1238	Passed (13%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	366 @ 4' 2"	1060	Passed (34%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.071 @ 4' 2"	0.396	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.124 @ 4' 2"	0.528	Passed (L/766)	--	1.0 D + 1.0 Lr (All Spans)

Member Length : 8' 4"
System : Roof
Member Type : Joist
Building Use : Residential
Building Code : IBC 2024
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Roof Live	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	83	111	194	Blocking
2 - Stud wall - DF	3.50"	3.50"	1.50"	83	111	194	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	8' 4" o/c	
Bottom Edge (Lu)	8' 4" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Roof Live (1.25)	Comments
1 - Uniform (PSF)	0 to 8' 4"	16"	15.0	20.0	Roof load

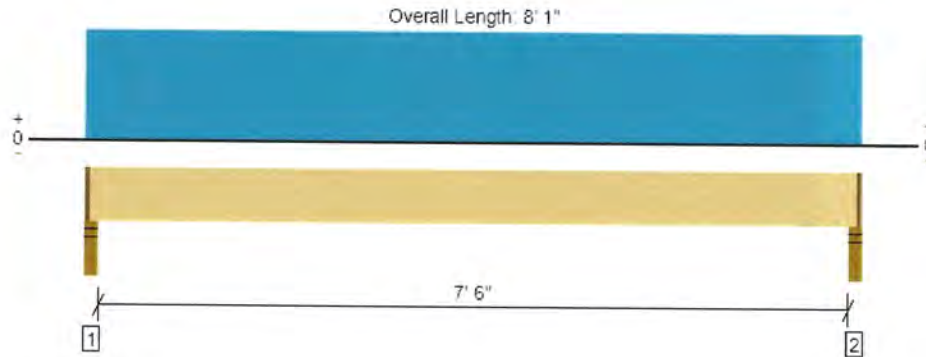
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Level, Beam 02
2 piece(s) 2 x 6 DF No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	85 @ 2"	4219 (2.25")	Passed (2%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	71 @ 9"	1980	Passed (4%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	163 @ 4' 1/2"	1475	Passed (11%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.012 @ 4' 1/2"	0.194	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.026 @ 4' 1/2"	0.387	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

Member Length : 7' 10 1/2"
System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2024
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Stud wall - DF	3.50"	2.25"	1.50"	47	40	87	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	1.50"	47	40	87	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 11" o/c	
Bottom Edge (Lu)	7' 11" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	1 1/4" to 7' 11 3/4"	N/A	4.2	--	
1 - Uniform (PSF)	0 to 8' 1" (Front)	6"	15.0	20.0	Roof load

- Side loads are assumed to not induce cross-grain tension.

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Anchor Designer™ for
Concrete Software
Version 3.4.2504.1

Company:		Date:	5/15/2025
Engineer:		Page:	1
Project:			
Address:			
Phone:			
E-mail:			

1. Project information

Project description:
Location:
Design name: HSU 5 EPOXY DESIGN

Comment:

2. Input Data & Anchor Parameters

General

Design method: ACI 318-19
Units: Imperial units

Anchor Information:

Anchor type: Bonded anchor
Material: F1554 Grade 36
Diameter (inch): 0.625
Effective Embedment depth, h_{ef} (inch): 12.000
Code report: ICC-ES ESR-4057
Anchor category: -
Anchor ductility: Yes
 h_{min} (inch): 13.38
 C_{ac} (inch): 26.17
 C_{min} (inch): 1.75
 S_{min} (inch): 3.00

Base Material

Concrete: Normal-weight
Concrete thickness, h (inch): 24.00
State: Cracked
Compressive strength, f_c (psi): 4000
 $\Psi_{c,v}$: 1.0
Reinforcement condition: A tension, A shear
Supplemental edge reinforcement: Not applicable
Reinforcement provided at corners: Yes
Ignore concrete breakout in tension: No
Ignore concrete breakout in shear: No
Hole condition: Submerged
Inspection: Continuous
Temperature range, Short/Long: 150/110°F
Reduced installation torque (for AT-3G): Not applicable
Ignore 6do requirement: Not applicable
Build-up grout pad: No

Recommended Anchor

Anchor Name: SET-3G™ - SET-3G w/ 5/8"Ø F1554 Gr. 36
Code Report: ICC-ES ESR-4057



Input data and results must be checked for agreement with the existing circumstances, the standards and guidelines must be checked for plausibility.



Anchor Designer™ for
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Version 3.4.2504.1

Company:		Date:	5/15/2025
Engineer:		Page:	2
Project:			
Address:			
Phone:			
E-mail:			

Load and Geometry

Load factor source: ACI 318 Section 5.3

Load combination: not set

Seismic design: No

Anchors subjected to sustained tension: No

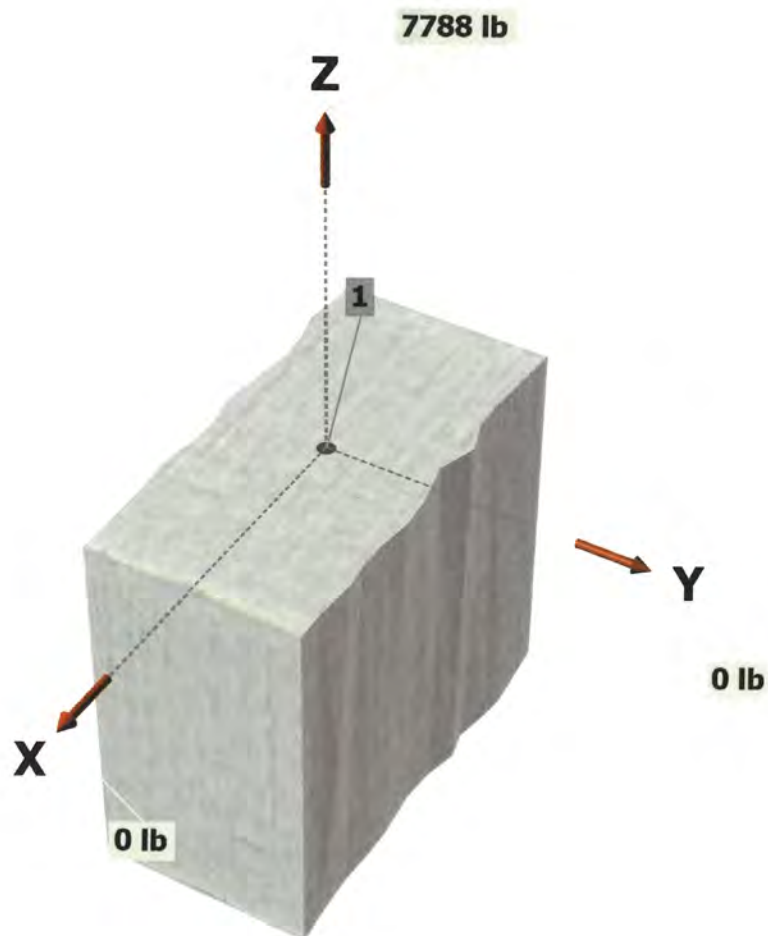
Apply entire shear load at front row: Yes

Anchors only resisting wind and/or seismic loads: No

Strength level loads:

N_{ua} [lb]: 7788
 V_{uax} [lb]: 0
 V_{uay} [lb]: 0

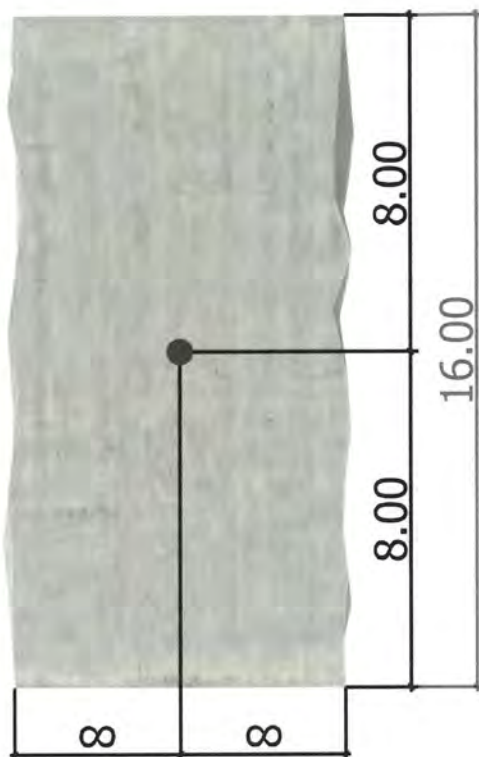
<Figure 1>





Company:		Date:	5/15/2025
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<Figure 2>



3. Resulting Anchor Forces

Anchor	Tension load, N_{ua} (lb)	Shear load x, V_{uax} (lb)	Shear load y, V_{uay} (lb)	Shear load combined, $\sqrt{(V_{uax})^2 + (V_{uay})^2}$ (lb)
1	7788.0	0.0	0.0	0.0
Sum	7788.0	0.0	0.0	0.0

Maximum concrete compression strain (%): 0.00

Maximum concrete compression stress (psi): 0

Resultant tension force (lb): 7788

Resultant compression force (lb): 0

Eccentricity of resultant tension forces in x-axis, e'_{Nx} (inch): 0.00

Eccentricity of resultant tension forces in y-axis, e'_{Ny} (inch): 0.00



Anchor Designer™ for
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Version 3.4.2504.1

Company:		Date:	5/15/2025
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Address:			
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E-mail:			

4. Steel Strength of Anchor in Tension (Sec. 17.6.1)

N_{sa} (lb)	ϕ	ϕN_{sa} (lb)
13110	0.75	9833

5. Concrete Breakout Strength of Anchor in Tension (Sec. 17.6.2)

$$N_b = k_c \lambda_a \sqrt{f_c} h_{ef}^{1.5} \text{ (Eq. 17.6.2.2.1)}$$

k_c	λ_a	f_c (psi)	h_{ef} (in)	N_b (lb)
17.0	1.00	4000	12.000	44694

$$\phi N_{cb} = \phi (A_{Nc} / A_{Nco}) \psi'_{ed,N} \psi'_{cp,N} \psi'_{cp,N} N_b \text{ (Sec. 17.5.1.2 & Eq. 17.6.2.1a)}$$

A_{Nc} (in ²)	A_{Nco} (in ²)	$c_{a,min}$ (in)	$\psi'_{ed,N}$	$\psi'_{cp,N}$	N_b (lb)	ϕ	ϕN_{cb} (lb)
576.00	1296.00	8.00	0.833	1.000	44694	0.75	12415

6. Adhesive Strength of Anchor in Tension (Sec. 17.6.5)

$$\tau_{k,cr} = \tau_{k,cr} f_{short-term} K_{sat} (f_c / 2,500)^n$$

$\tau_{k,cr}$ (psi)	$f_{short-term}$	K_{sat}	f_c (psi)	n	$\tau_{k,cr}$ (psi)
1356	1.00	1.00	4000	0.24	1518

$$N_{ba} = \lambda_a \tau_{k,cr} \pi d_a h_{ef} \text{ (Eq. 17.6.5.2.1)}$$

λ_a	$\tau_{k,cr}$ (psi)	d_a (in)	h_{ef} (in)	N_{ba} (lb)
1.00	1518	0.63	12.000	35765

$$\phi N_{sa} = \phi (A_{Na} / A_{Na0}) \psi'_{ed,Na} \psi'_{cp,Na} N_{ba} \text{ (Sec. 17.5.1.2 & Eq. 17.6.5.1a)}$$

A_{Na} (in ²)	A_{Na0} (in ²)	c_{Na} (in)	$c_{a,min}$ (in)	$\psi'_{ed,Na}$	$\psi'_{cp,Na}$	N_{ba} (lb)	ϕ	ϕN_{sa} (lb)
280.39	307.10	8.76	8.00	0.974	1.000	35765	0.65	20671

7. Results

Interaction of Tensile and Shear Forces (Sec. 17.8)

Tension	Factored Load, N_{ua} (lb)	Design Strength, ϕN_n (lb)	Ratio	Status
Steel	7788	9833	0.79	Pass (Governs)
Concrete breakout	7788	12415	0.63	Pass
Adhesive	7788	20671	0.38	Pass

SET-3G w/ 5/8"Ø F1554 Gr. 36 with hef = 12.000 inch meets the selected design criteria.

8. Warnings

- Designer must exercise own judgement to determine if this design is suitable.
- Refer to manufacturer's product literature for hole cleaning and installation instructions.

Project Name: REAR STAIR REBUILD

Foundation Analysis

1 Footing for HDU5

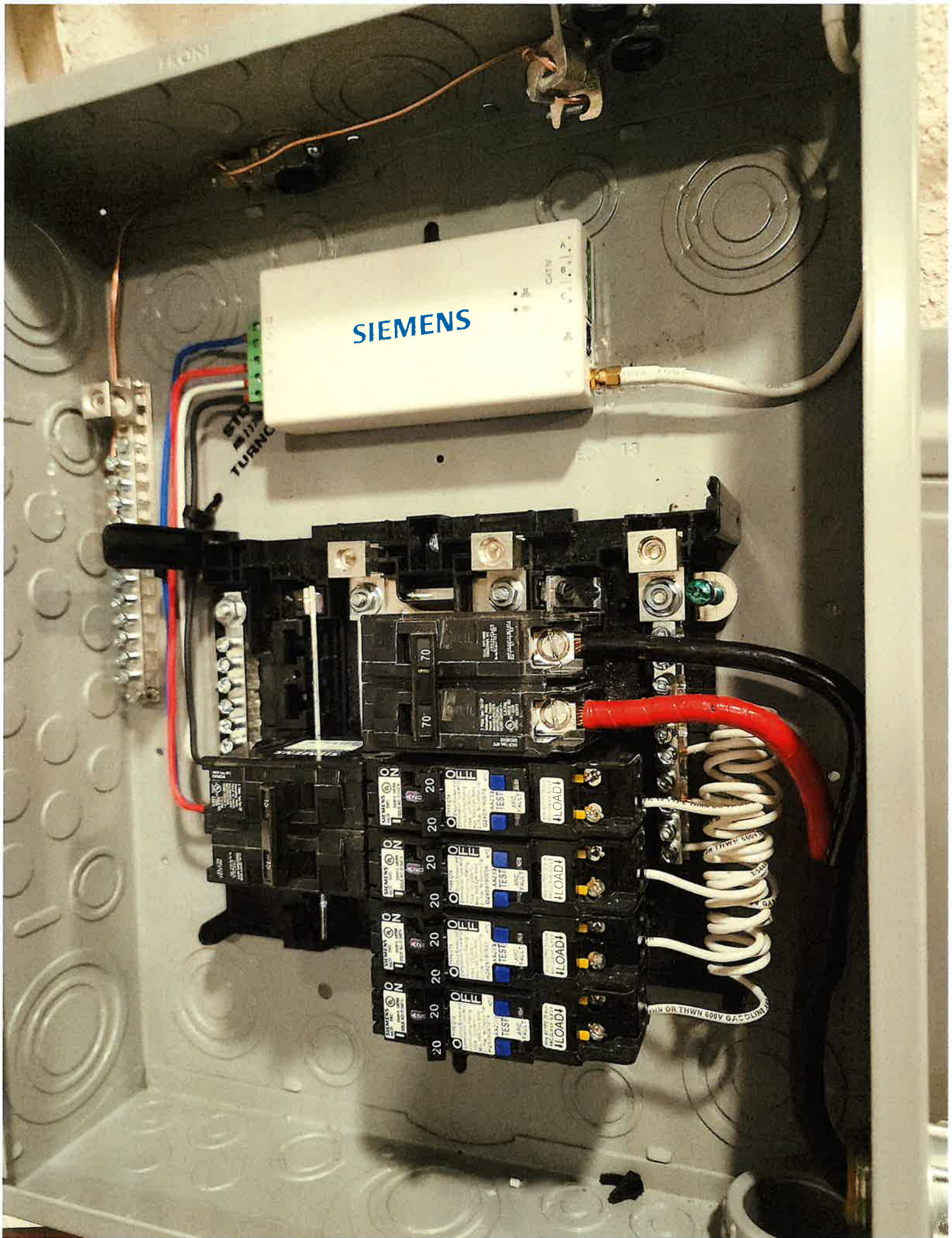
*assuming worst case tension and compression values for HDU2

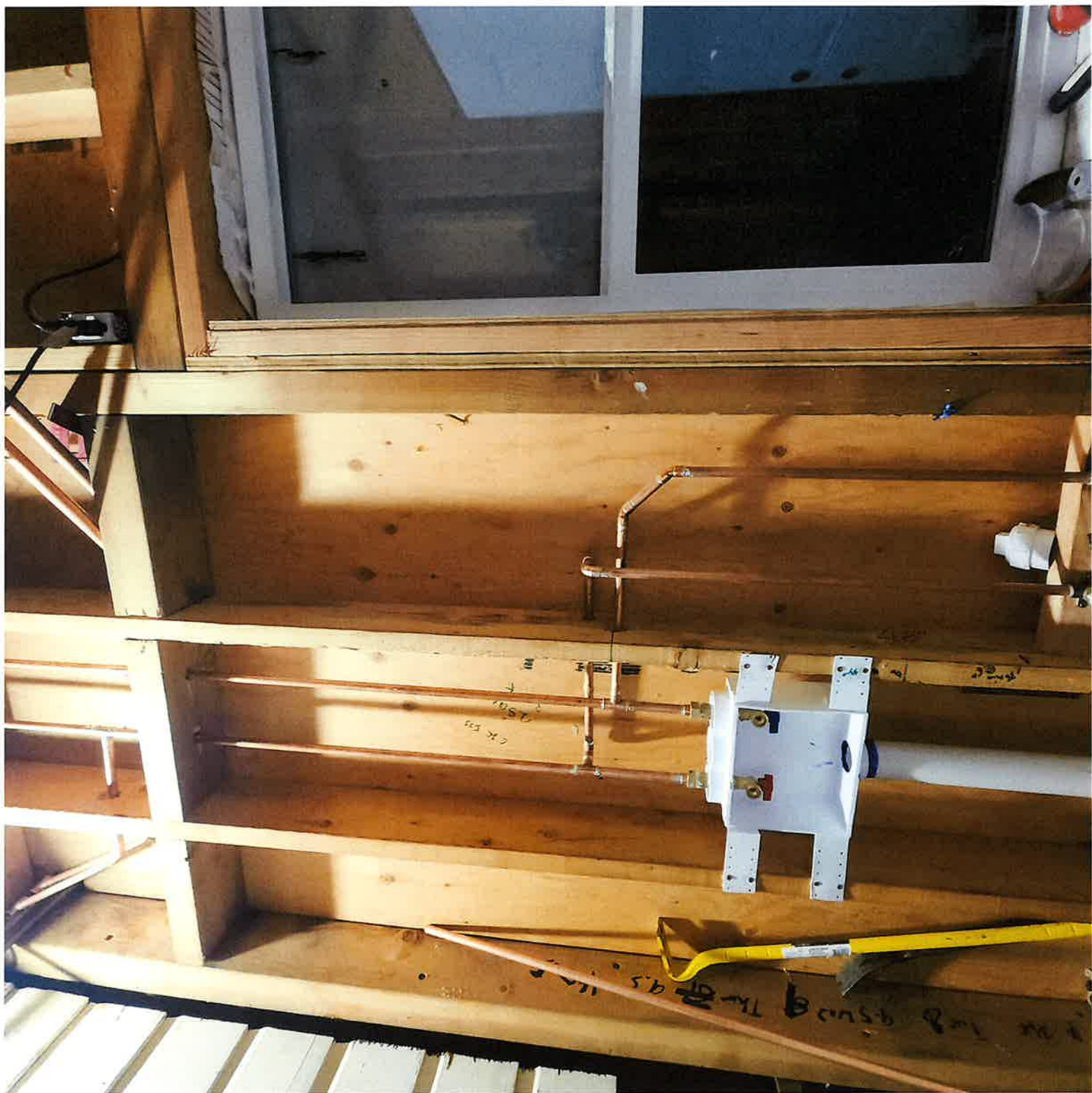
Max. Uplift	3.007	LBS	Max. Repress	25,611	LBS
Footing (D)	12	in			
	Under Tension		Under compression		
Area required for footing	13.83	sq.ft	8.54	sq.ft	
Governing case for footing =	13.83	sq.ft	Tension governs		

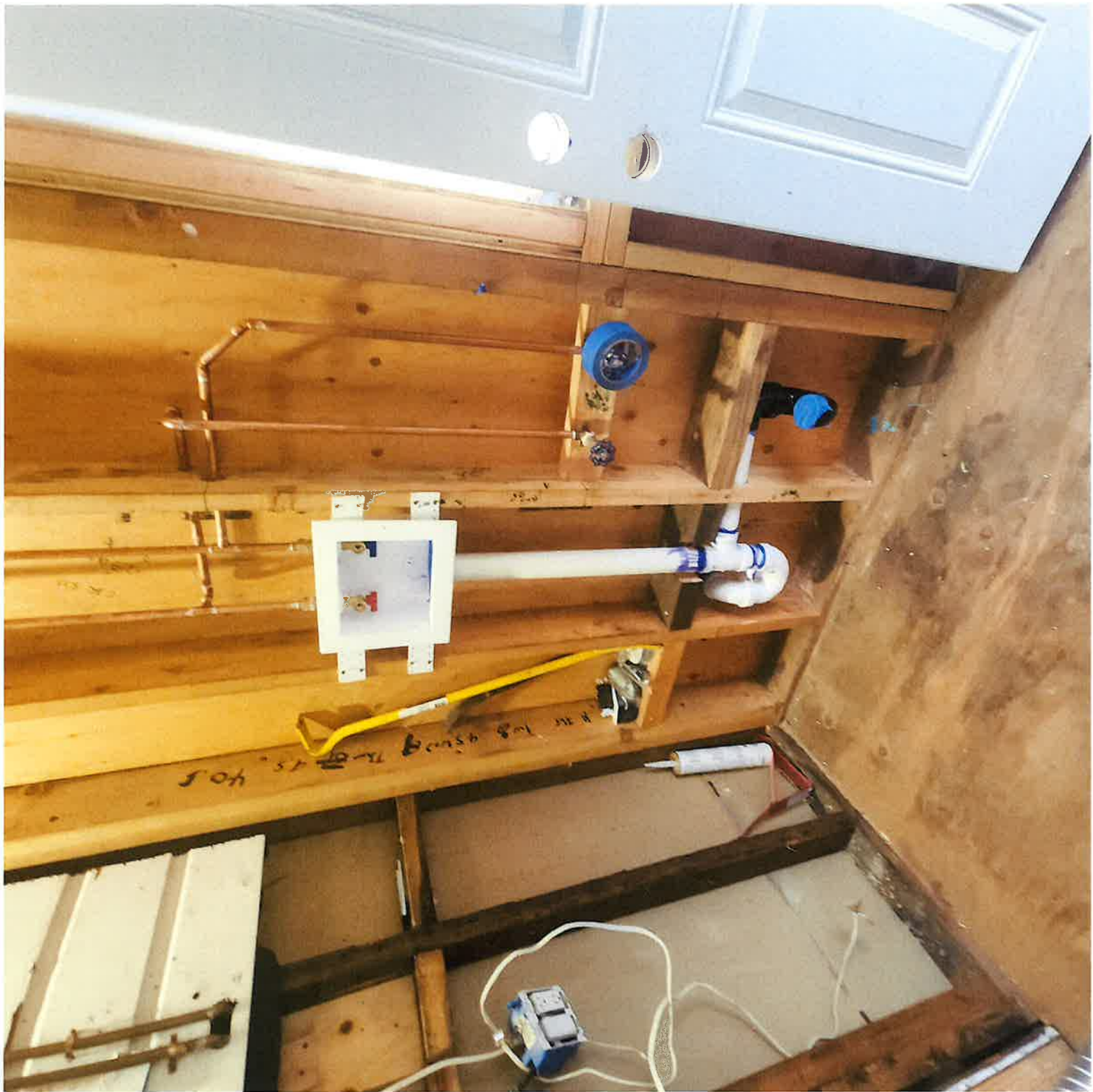
Provide 2'-0" X 7'-0" Wide X 12" Into Natural Grade W/ #4 at 6" O.C. Each Way Top & Bottom Bars

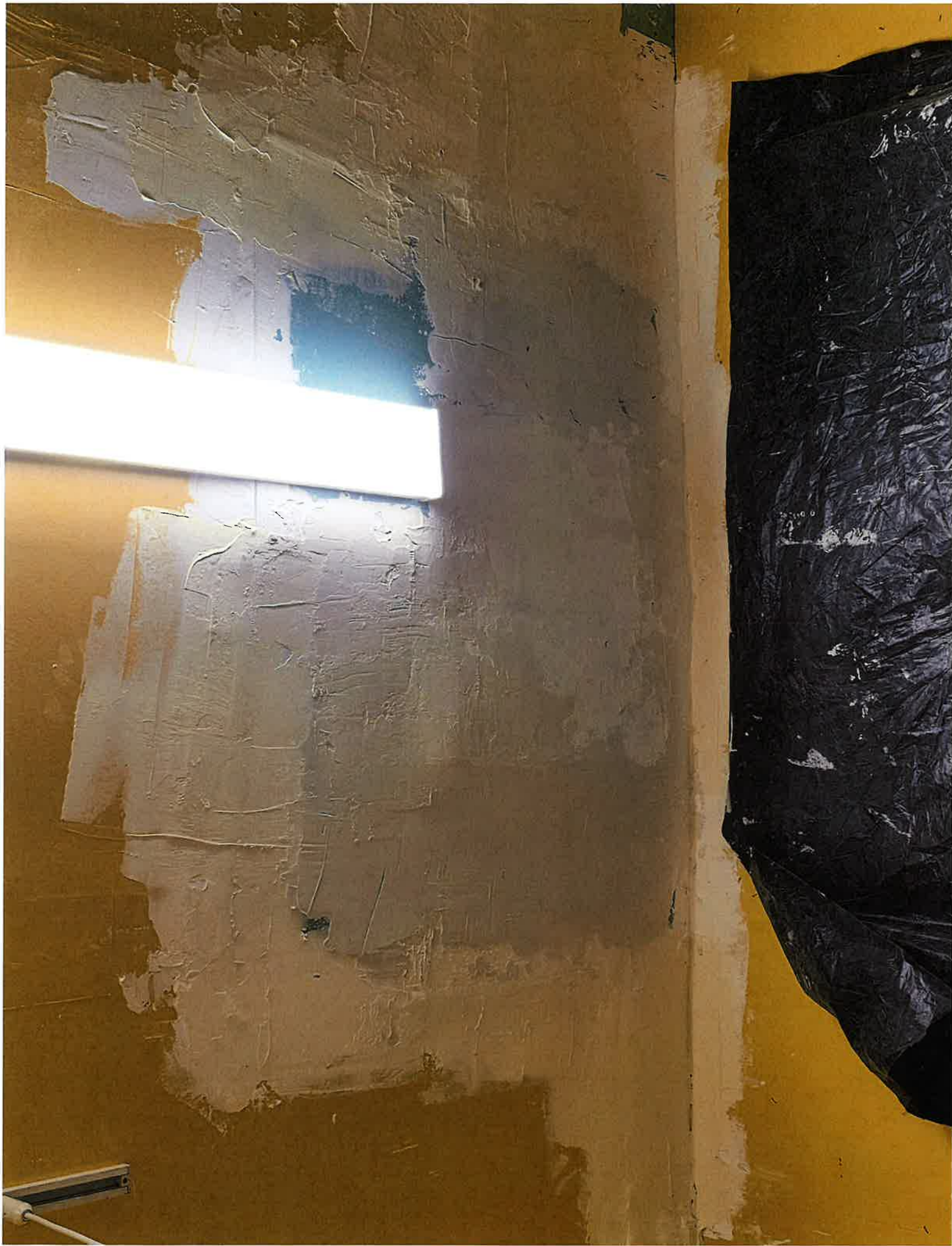


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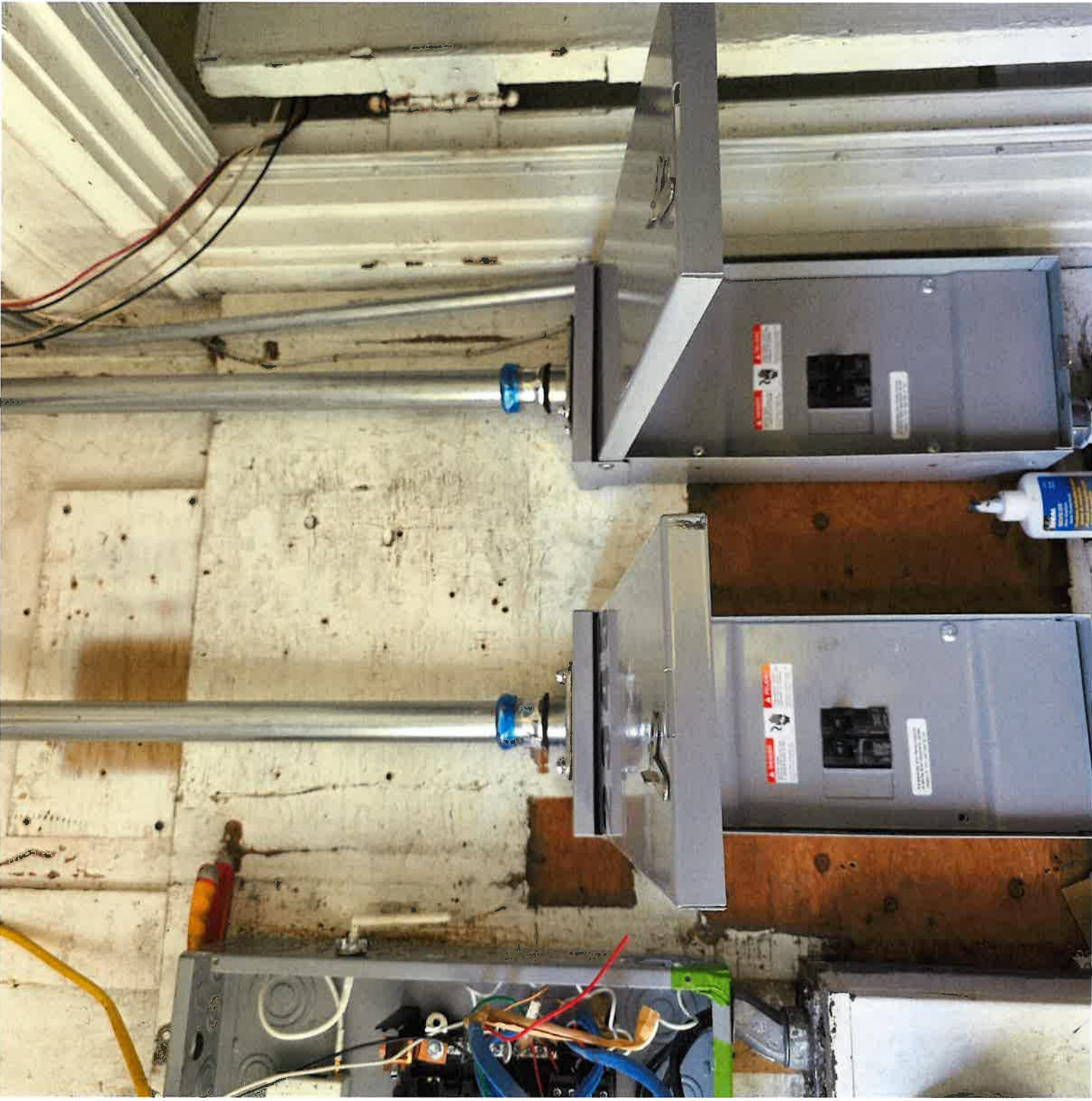


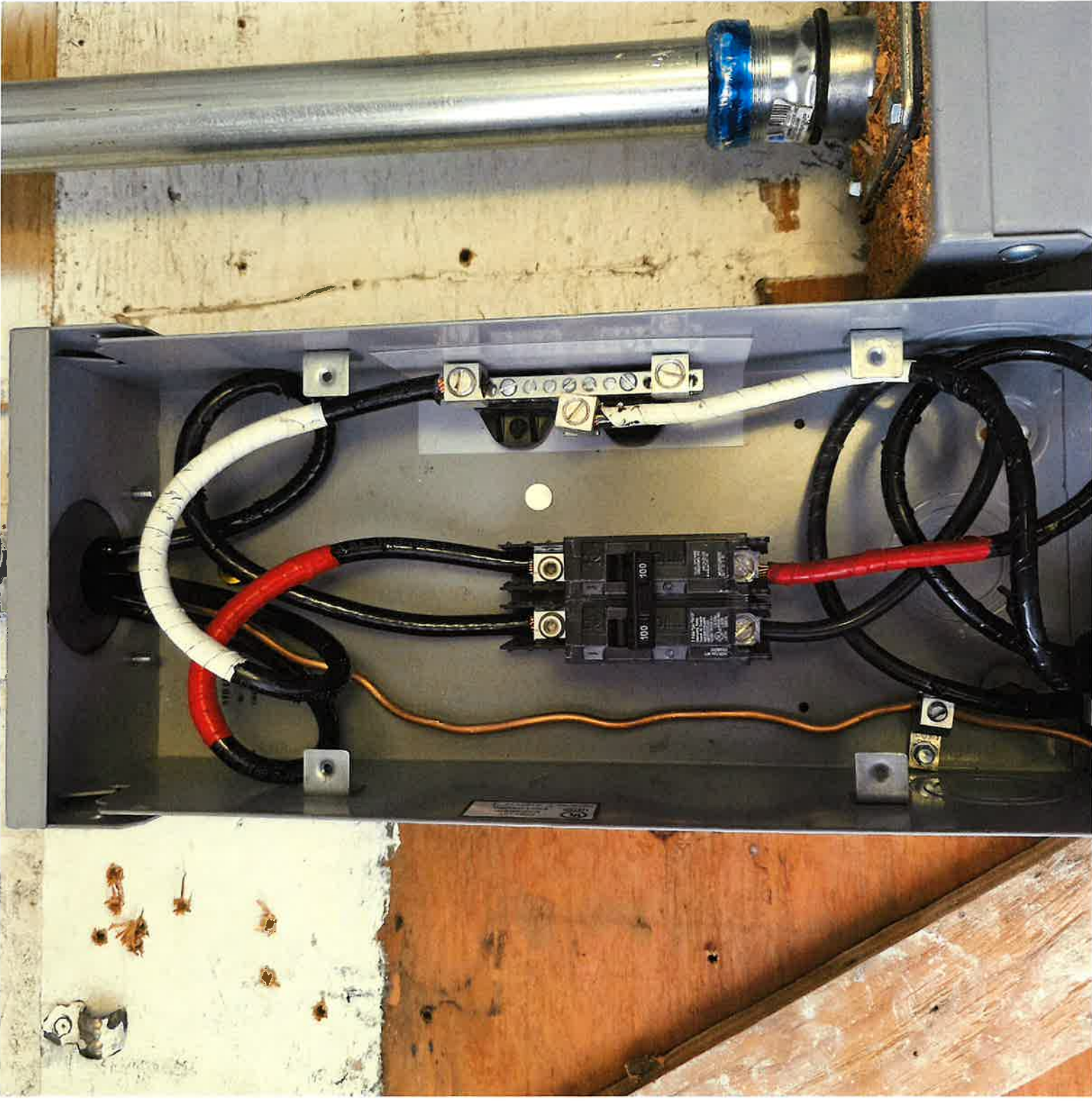


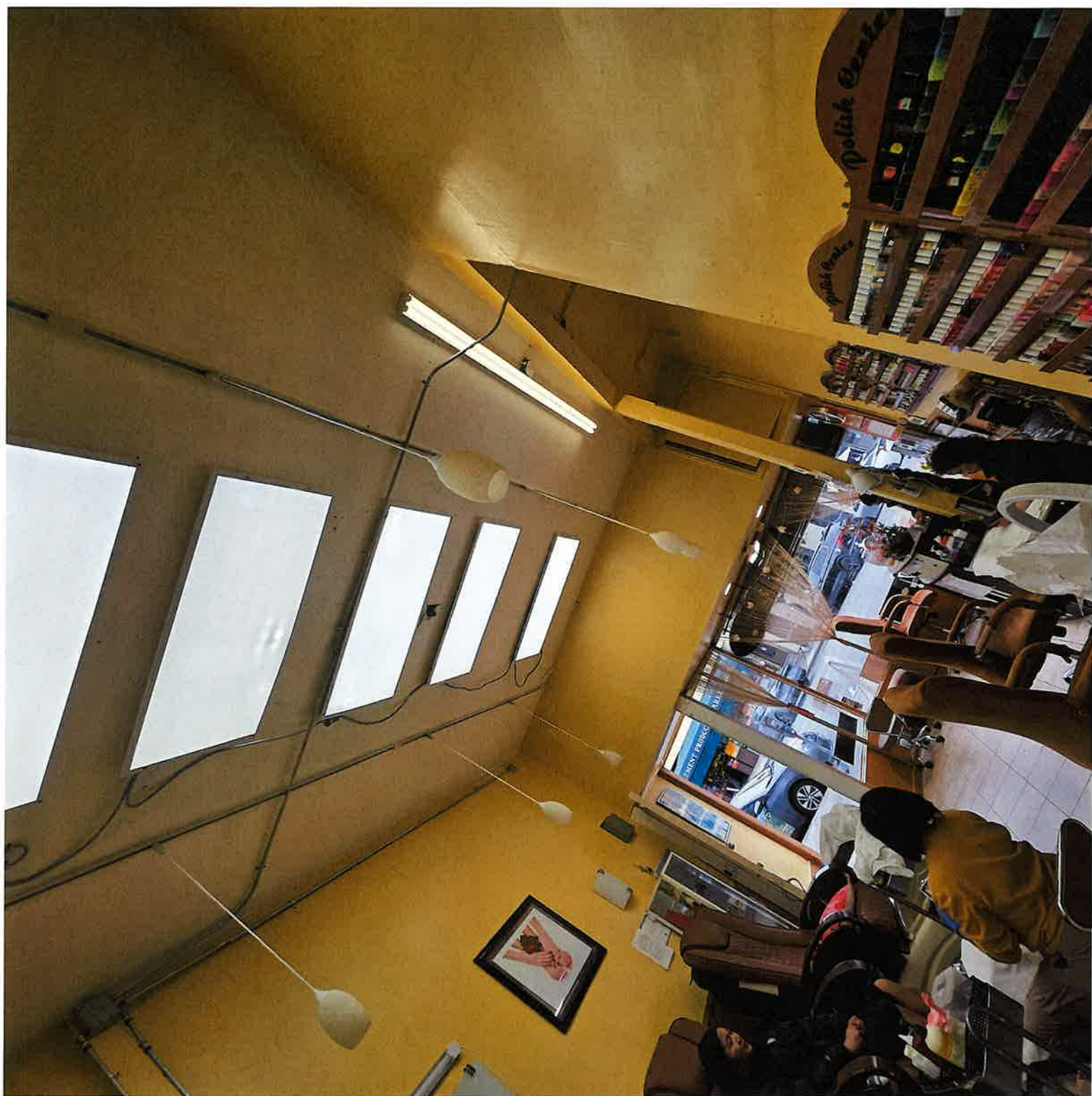




NOALOX
Anti-Oxidant
Zinc Compound
Prevents autoxidation pain



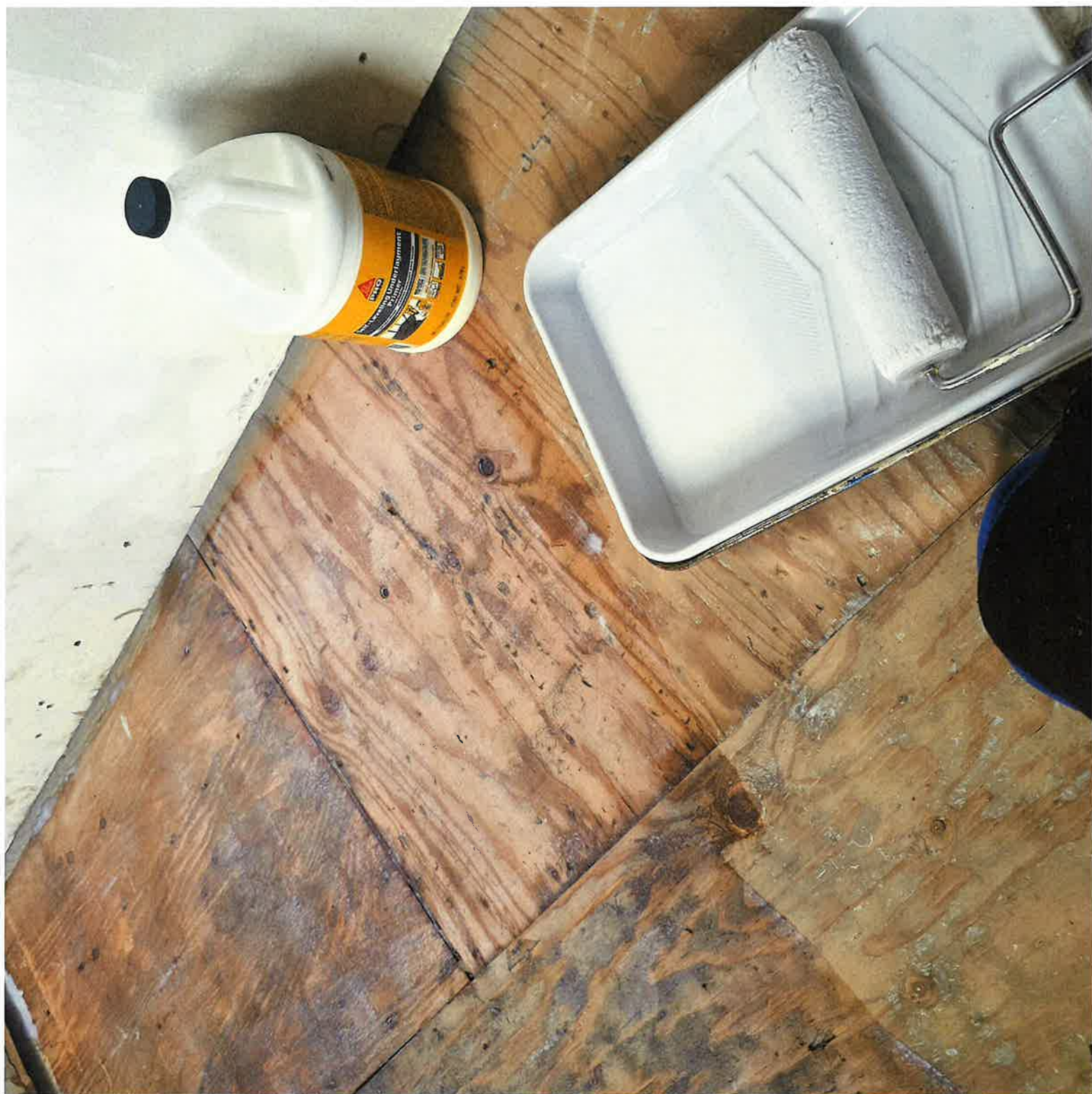








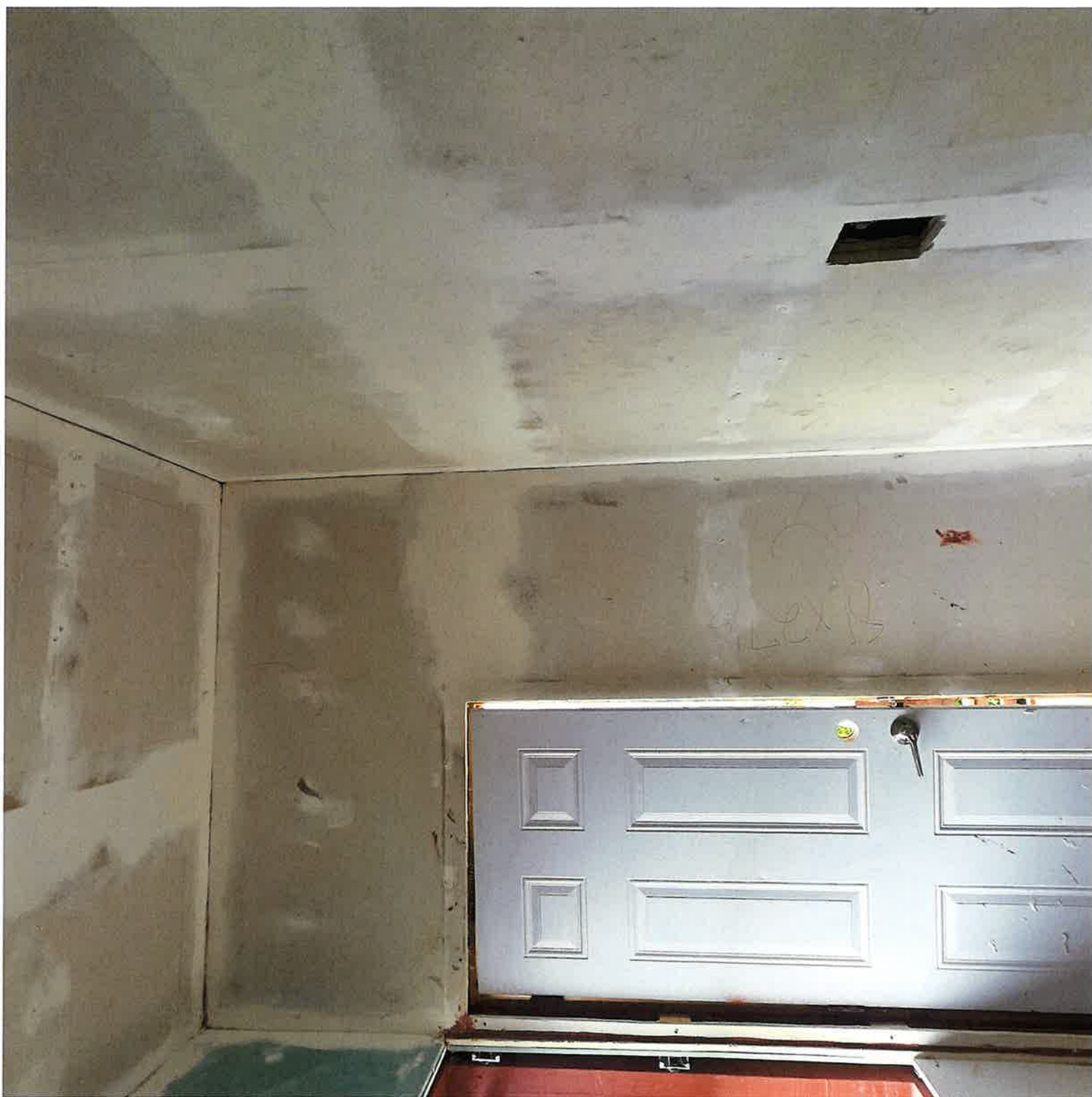


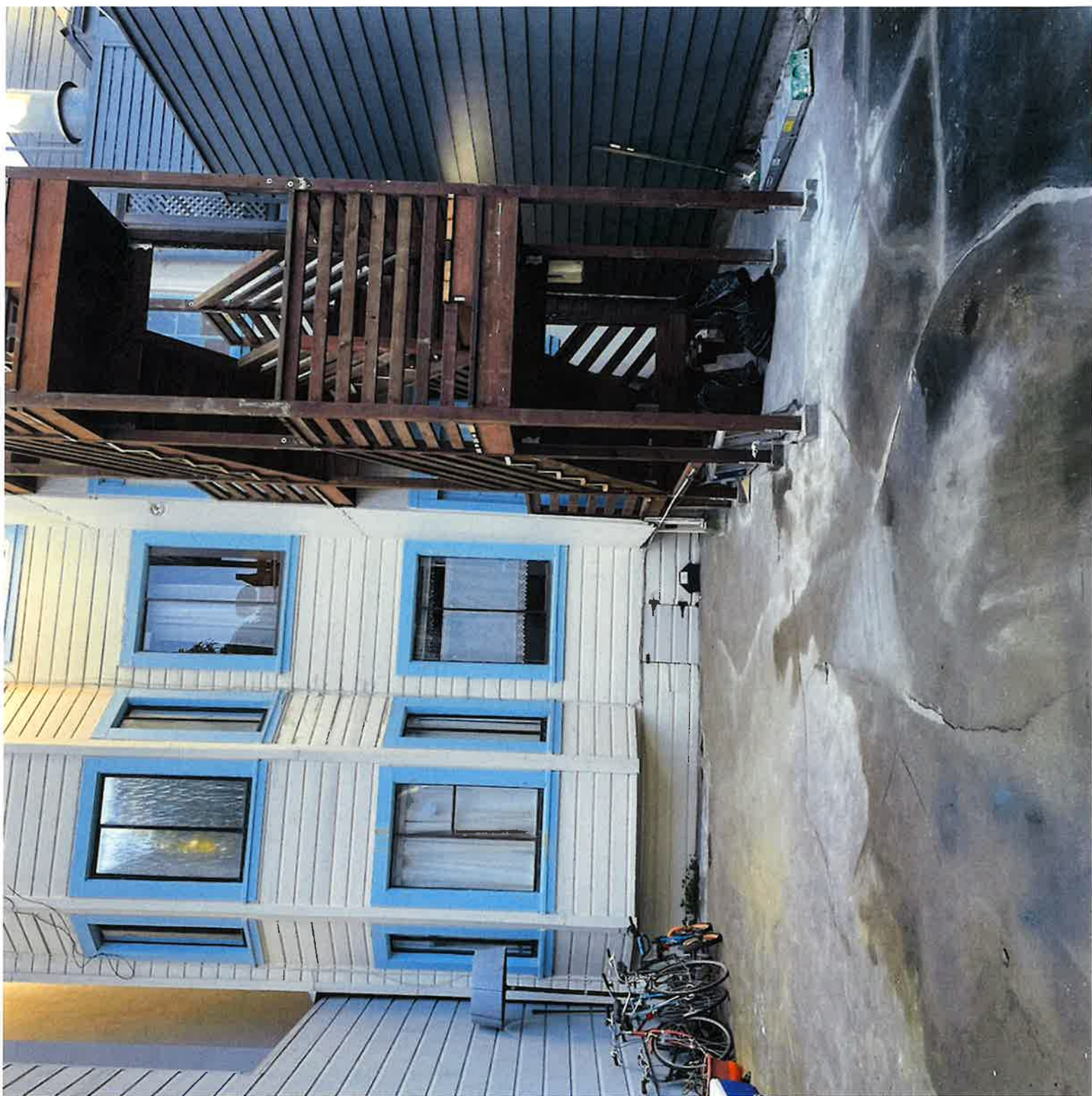


























3M

3M 5Gal Firedam Spray 200, Red

MFG# 7000026567