



CITY of MODESTO

BULLETIN for BUILDERS

Telephone Numbers

7:30 a.m. to 5:00 p.m. - 577-5232
24-hour recorder - 524-7651

Number 205

April 30, 1990

The City of Modesto publishes this bulletin to inform the building industry of subjects of current interest.

HANDRAIL DIMENSIONS: In order to clarify the height of handrails, we have determined that the following will be the policy of the City of Modesto:

<u>Occupancy</u>	<u>Handrail Height</u>
Single Family Residence	34" - 38"
Duplex to Four Apartment Units	34" - 38"
Over Four Apartment Units	30" - 34"
Commercial Occupancies	30" - 34"
All Handrails for Disabled Access	30" - 34"

PERMIT ACTIVITY: In December, 1989, the City of Modesto issued permits for work valued at \$40,000,000. This ranked the City with the twenty-first largest permit activity in the United States.

For the calendar year of 1989 the City of Modesto was twelfth in permit activity in the State of California.

<u>March 1990</u>	<u>January-March 1990</u>	<u>Swimming Pools in 1990</u>
50	94	\$1,655,006

MOBILEHOME SETUPS:

<u>March 1990</u>	<u>January-March 1990</u>	<u>Total Valuation of Mobilehome Setups in 1990</u>
3	10	\$16,400

VESTED MAPS: Many developers have not kept track of the expiration date of their vested maps. Therefore, we are identifying those vested maps that will expire. In order for us to process plans, we must have sufficient time to review; this means that projects must be submitted at least two weeks before vesting expires for single-family projects and eight weeks before vesting expires for multifamily and condo projects.

Once vesting expires, capital facilities fees are applicable.

<u>Vested Subdivision Maps</u>	<u>Vesting Expires</u>
Adobe Abode	06/16/90
Briggs Gardens	08/23/90
Dutch Faire II Phase III	07/10/90
Dutch Faire II Phase IV	07/10/90
Dutch Faire II Phase II	08/03/90
Eastgate	08/23/90
Mountainview Terrace No. 1	08/04/90
Park Valley Homes No. 4	08/25/90

PLAN CHECK BACKLOG: The following log is prepared to give an estimate of the time it will take for processing of an application. It must be emphasized that this estimate is good only for complete plans; that is, plans that provide sufficient information for our plan checkers to clearly examine them for compliance with the Code of the City of Modesto. This includes the forms necessary for compliance with State Energy Regulations, calculations, and landscape and irrigation plans when required (submitted to Parks and Recreation).

<u>TYPE OF BUILDING</u>	<u>NUMBER OF WEEKS FROM DATE SUBMITTED UNTIL PLAN IS READY</u>
Residential and Duplex	2
Multifamily and Commercial	8

We have established a policy of notifying all applicants once their plans have been checked and a permit is ready. This will relieve you of the necessity of contacting our office to inquire when the permits will be ready.

STREET PATCHES BY CITY CREW: The following is the policy of the City of Modesto regarding street patches:

The City of Modesto will no longer provide street patches adjacent to the installation of new drive approaches. This service must now be arranged as a part of the total operation of providing a new curb cut. The one exception to this new policy is for owner/occupants of a single-family residence for which the City will charge \$3.50 per square foot.

Saw cutting the street 6 inches to 12 inches from lip of gutter pan will continue to be a requirement. Your paving contractor should know that full depth (6 inch minimum) asphalt will be an acceptable street section replacement next to the curb.

This new arrangement will allow the City's forces to spend more of its time on desperately needed street maintenance.

For further information contact Douglas Samski at (209) 577-5264.

UNIFORM FIRE CODE: The following are the current regulations regarding automatic sprinkler systems:

New Construction

1. The installation of an approved automatic sprinkler system shall be required in all buildings and structures, hereafter constructed, notwithstanding the use and occupancy thereof, where:
 - A. The total floor area under one roof exceeds five thousand (5,000) square feet, except for:
 - i. Dwellings four (4) units or less.
 - ii. Dwellings of the R-3 occupancy group.
 - iii. Buildings of occupancy groups A, B, E, H Division 5, M, and R-1 that are separated by an area separation wall of not less than two-hour fire resistive construction as defined by Section 505 (e) of the Building Code.
 - B. The building or structure is four (4) or more stories or exceeds fifty (50) feet in height as in Section 409 of the Building Code.
 - C. Additions, alterations, or repairs within any twelve-month period exceed fifty (50) percent of the value of an existing building or structure or which result in said building or structure exceeding five thousand (5,000) square feet.

STATISTICS, MONTHLY:

	<u>Permits Issued, Dwelling Units</u>				<u>Values</u>
	<u>Single Family</u>	<u>Duplexes</u>	<u>Multiple Family</u>	<u>Total</u>	<u>All Residential and Commercial</u>
April 1989	408	50	337	795	\$ 52,046,000
May 1989	140	6	3	149	17,131,000
June 1989	91	0	3	94	13,322,000
July 1989	58	2	0	60	9,766,000
August 1989	73	2	0	75	19,180,000
September 1989	141	0	0	141	13,873,000
October 1989	50	8	0	58	27,533,000
November 1989	251	2	230	483	30,792,000
December 1989	437	6	9	452	40,010,000
January 1990	84	2	179	265	26,999,000
February 1990	213	0	24	237	35,145,000
March 1990	<u>223</u>	<u>0</u>	<u>0</u>	<u>223</u>	<u>22,006,000</u>
Total, 12 Months	2,169	78	785	3,032	\$307,803,000

Daryl Willey
 Daryl Willey
 Chief Building Official

DW:slb
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