



## 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 207

July 20, 1990

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

**INSPECTION CUTOFF TIME:** Starting on August 1, 1990, inspection requests for the following day must be made on our recorder before 5:00 p.m. Our recorder will be operational for 24 hours, however, any inspection request made after 5:00 p.m. will not be made the following day but will be made one day later. Your cooperation with this cutoff will allow our inspectors to get into the field earlier in the mornings.

**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.

### Vested Subdivision Maps

### Vesting Expires

Briggs Gardens	08/23/90
Copper Creek No. 2	10/18/90
Dutch Faire II, Phase 2	08/03/90
Eastgate	08/23/90
Kingswood Estates No. 7	10/05/90
Manchester Court - Condominiums	10/25/90
Mountainview Terrace No. 1	08/04/90
Naraghi Lakes No. 8	09/06/90
Park Valley Homes No. 4	08/25/90

## BUILDING INSPECTION DIVISION

**FIRE RESISTIVE REQUIREMENTS:** The International Conference of Building Officials (ICBO) has published a new document entitled "Tabulated Fire Resistive Requirements by Occupancy." A sample of one of the tables follow. The publication can be ordered from ICBO, 5360 South Workman Mill Road, Whittier, California 90601. The cost is \$15.75 plus tax.

GROUP B, DIVISION 2 OCCUPANCY										
SUBJECT		TYPE OF CONSTRUCTION <sup>17,18</sup>	TYPE I	TYPE II			TYPE III	TYPE IV		TYPE V
				NONCOMBUSTIBLE				COMBUSTIBLE <sup>19</sup>		
			F.R.	F.R.	1-HR.	N	1-HR.	N	H.T.	1-HR.
Size <sup>23</sup>	Area (sq. ft.) <sup>2</sup>	U W L I M T E D	39,000	15,000	12,000	18,000	12,000	18,000	14,000	1,500
	Stories		12	4	2	4	2	4	3	2
	Height (ft.) <sup>2</sup>		160	65	55	65	55	65	50	40
Exterior protection <sup>1</sup>	Bearing wall		4 hr. < 5 ft. 2 hr. ≥ 5 ft.	1 hr.	1 hr. < 20 ft. <sup>22</sup>		4 hr. < 5 ft. 2 hr. ≥ 5 ft.		1 hr.	1 hr. < 20 ft.
	Nonbearing wall		4 hr. < 5 ft. 2 hr. < 20 ft. 1 hr. < 40 ft.	1 hr. < 40 ft.	1 hr. < 20 ft. <sup>22</sup>		4 hr. < 5 ft. 2 hr. < 20 ft. 1 hr. < 40 ft.		1 hr.	1 hr. < 20 ft.
	Opening <sup>4</sup>		Not permitted less than 5 ft.			Not permitted less than 5 ft.				
Occupancy Separation Provision <sup>11,19</sup>	A-3		No separation required			No separation required				
	A-2, A-2.1, A-4, B-1, B-3 <sup>20</sup> , B-4, E, H-3, H-4, H-5, H-6, H-7, M, R	Wall or floor	1 hr.			1 hr.				
Interior Partition <sup>11,19</sup>	H-2, I	Opening	1 hr.			1 hr.				
	H-2, I	Opening	1 1/2 hr.			1 1/2 hr.				
		Percentage of opening	No limitation			No limitation				
A-1	Wall or floor <sup>1</sup>	3 hr.			3 hr.					
	Opening	3 hr.			3 hr.					
	Percentage of opening	Not more than 25%			Not more than 25%					
Area separation <sup>9, 20</sup>	Wall	4 hr.			2 hr.		4 hr.		2 hr.	
	Opening	3 hr.			1 1/2 hr.		3 hr.		1 1/2 hr.	
	Percentage of openings <sup>11</sup>	Not more than 25%			Not more than 25%					
Shaft enclosure <sup>12</sup>	Wall	2 hr.			1 hr.		1 hr.			
	Openings	1 1/2 hr.			1 hr.		1 hr.			
Permanent partitions <sup>11, 22</sup>	Floors	1 hr.			1 hr.		1 hr. or H.T.		1 hr.	
	Roofs	2 hr. <sup>13, 14</sup>			1 hr. <sup>15, 16</sup>		1 hr.		1 hr.	
Structural frame <sup>14</sup>		3 hr. <sup>14</sup>			2 hr. <sup>14</sup>		1 hr. <sup>14</sup>		1 hr.	

N = No general requirement for fire resistance.  
H.T. = Heavy timber. See Section 2106.  
F.R. = Fire resistive.  
< = Less than.  
> = Greater than.  
≥ = Equal to or greater than.

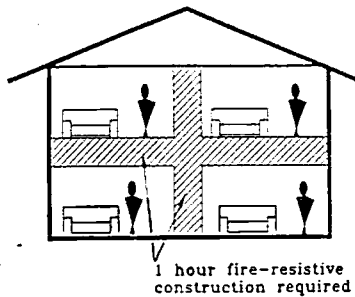
**DUPLEX AND APARTMENTS:** The 1988 Uniform Building Code added a new requirement for duplexes and apartments. Section 1202(b) now requires that the walls and ceilings between adjacent dwelling units be one-hour construction. This is not an occupancy separation as described in Chapter 5, therefore, openings in the walls and ceilings are not required to be protected. Also the walls are not required to continue into the attic space. However, draft stops must be provided in the attic space as required by section 2516(f).

Also, Section 508 of the Uniform Building Code added an additional item (#4) that ties in with Section 1202(b). This item does not permit the elimination of the wall and ceiling protection described above by the addition of an automatic sprinkler system. The following drawings illustrate these two sections.

1202(b)  
ADDITION

Since occupants have no control over what is done in adjacent units, a separation between dwelling units is justified. This provision will provide an additional level of protection for the occupants.

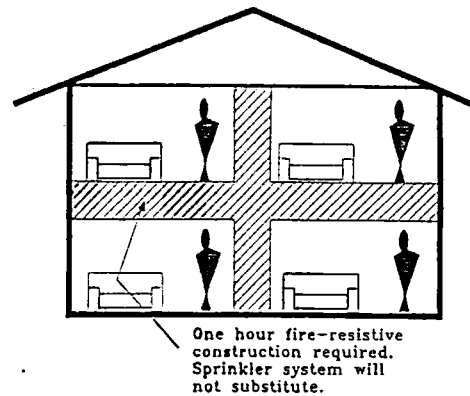
The attic will be separated by draft stops per section 2516(f). The dwelling unit separation will not be required to extend through the attic or along the ceiling below the attic.



SPECIAL PROVISIONS

508  
ADDITION

Item #4 was added to the list of exceptions. The dwelling unit separation required by section 1202 (new item in 1988 code) may not be eliminated by the installation of sprinklers. This provides protection of people in one dwelling unit from what may occur in an adjacent unit.



FIRE-RESISTIVE SUBSTITUTION

FEE ESTIMATES FOR BUILDING PERMITS: In order to help developers obtain fee estimates on projects, we have provided the following information. Where fees vary depending on the type of use, we have given a department phone number for your information. Remember, this is only for the purpose of estimating. Once the project is received, a thorough review is completed and accurate fees are assessed.

Fee Estimate and/or Department to Contact

- |                                  |   |
|----------------------------------|---|
| 1. Capital Facilities Fee *      | City of Modesto (see attachment)                        |
| 2. County Capital Facilities Fee | Stanislaus County Planning Department<br>(209) 525-6330 |

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|----|--|--|
| 3. | School Fees<br>Residential \$1.58 sq. ft.<br>Commercial \$ .26 sq. ft.                 | Modesto City Schools<br>Debbe Bailey (209) 576-4032  |
| 4. | Water and Sewer Fees   | City of Modesto<br>Public Works & Transportation Department<br>Linda Boston (209) 577-5262 |
| 5. | Off-Site Improvements  | City of Modesto<br>Public Works & Transportation Department<br>Jerry Butler (209) 577-5259 |
| 6. | Fire Marshal Plan Check Fees<br>Estimate at \$0.075 sq. ft.                            | City of Modesto<br>Fire Marshal (209) 572-9512   |
| 7. | Building Permit Fee<br>Sliding Scale<br>\$3,540/\$1,000,000 Valuation                  | City of Modesto<br>Building Inspection<br>(209) 577-5232                                   |
| 8. | Plan Check Fee<br>65% of Building Permit Fee   | City of Modesto<br>Building Inspection<br>(209) 577-5232                                   |
| 9. | Plumbing, Mechanical and<br>Electrical<br>Estimate at<br>\$1,000/\$1,000,000 Valuation | City of Modesto<br>Building Inspection<br>(209) 577-5232                                   |

\* An additional fee is to be determined if the peak hour traffic is increased to greater than 100 vehicles per hour. Contact Public Works and Transportation Department, Joe Holland, (209) 577-5431.

SWIMMING POOLS CONSTRUCTED:

<u>June 1990</u>	<u>January-June 1990</u>	<u>Total Valuation of Swimming Pools in 1990</u>
33	220	\$3,750,027

MOBILEHOME SETUPS:

<u>June 1990</u>	<u>January-June 1990</u>	<u>Total Valuation of Mobilehome Setups in 1990</u>
1	21	\$36,000

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.

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>
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	223	0	0	223	22,006,000
April 1990	242	0	0	242	30,934,000
May 1990	80	2	0	82	14,100,000
June 1990	86	2	0	88	9,809,000
Total, 12 Months	1,938	26	442	2,406	\$280,147,000

*Daryl Willey*  
Daryl Willey  
Chief Building Official

DW:slb  
287  
Attachment

CITY OF MODESTO CAPITAL FACILITIES FEES  
Effective January 20, 1990

<u>Category</u>	<u>Unit</u>	<u>Total</u>
<u>Residential:</u>		
Low density residential use	D.U.	\$ 4,890
Medium density residential use	D.U.	\$ 3,743
Medium-high density residential use	D.U.	\$ 3,093
Senior Housing	D.U.	\$ 2,461
Hotel/Motel + Room Charge (below)	S.F.	\$ 379
Hotel/Motel Room Charge	RM.	\$ 1,568
<u>Non-Residential</u>		
Industrial	1000 S.F.	\$ 2,032
Office		
Medical	1000 S.F.	\$ 6,933
General Offices	1000 S.F.	\$ 4,125
Commercial		
Convenience Marts	1000 S.F.	\$25,301
Rest-Fast Food	1000 S.F.	\$15,473
Rest-High Turnover	1000 S.F.	\$ 9,707
Rest-Low Turnover	1000 S.F.	\$ 5,469
Retail		
50,000 S.F., less than	1000 S.F.	\$ 4,718
50,000 - 99,999 S.F.	1000 S.F.	\$ 3,894
100,000 - 300,000 S.F.	1000 S.F.	\$ 3,307
300,000 S.F., greater than	1000 S.F.	\$ 3,197
Aircraft Hangar		
Hanger + Aircraft (below)	1000 S.F.	\$ 2,032
Aircraft Charge	Per Aircraft	\$ 1,713
Financial		
Banks	1000 S.F.	\$ 8,804
Savings and Loans	1000 S.F.	\$ 4,662
Miscellaneous		
Car Wash-manual + below	1000 S.F.	\$ 379
Car Wash-manual	Stall	\$ 3,370
Church	1000 S.F.	\$ 501
Day Care Center	1000 S.F.	\$ 1,818
Hospital	1000 S.F.	\$ 3,388
Mini-Warehouse	1000 S.F.	\$ 562
Nursing Home	1000 S.F.	\$ 474
Service Station + below	1000 S.F.	\$ 379
Service Station	Dispensing Sta.	\$ 2,548
Recreational		
Golf Course Club House + below	1000 S.F.	\$ 379
Golf Course	Acre	\$ 274
Movie Theater	1000 S.F.	\$ 4,690
Racquet Club Club House + below	1000 S.F.	\$ 379
Racquet Club	Court	\$ 2,766
Tennis Court Club House + below	1000 S.F.	\$ 379
Tennis Court	Court	\$ 2,408