



CITY of MODESTO

BULLETIN for BUILDERS

Telephone Numbers

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

Number 208
October 31, 1990

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

STEEL IN RESIDENTIAL CONCRETE SLABS: Over the years we have been asked, "Does the City require steel in residential concrete slabs?" Most of the time the question refers to the use of welded wire fabric (WWF, wire mesh) in garages and driveways. The answer is, unless specified by the design engineer, the Modesto Building Code does not require it.

Many people refer to this wire mesh as steel reinforcing. Although it is steel, it is a relatively small amount. A recent article in a Portland Cement Association newsletter had this to say about WWF. "The relatively small amount (%) of steel normally used in this type of construction does not significantly increase the load-carrying capacity of the slab. It neither compensates for a nonuniform soil condition, nor helps distribute loads to the subgrade. It does not permit a reduction in slab thickness, or prevent curling. The fundamental purpose of reinforcing steel in a slab on grade is simply to hold tightly together random cracks should they occur. To be most effective for crack control, the steel must be correctly sized and located near the top of the slab--2 in. below the surface."

WWF will not prevent cracks, but it does minimize the formation of visible cracks. It is generally for this reason that architects and engineers specify WWF in the slabs they design and not to increase the load carrying capacity of the slab. However, if it is specified on the drawings, it must be present in the field. Only your designer can approve its removal.

SWIMMING POOLS CONSTRUCTED:

<u>September 1990</u>	<u>January-September 1990</u>	<u>Total Valuation of Swimming Pools in 1990</u>
20	314	\$5,311,070

MOBILEHOME SETUPS:

<u>September 1990</u>	<u>January-September 1990</u>	<u>Total Valuation of Mobilehome Setups in 1990</u>
3	25	\$43,450

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

Orange Park Estates	11/01/90
Orangeburg Terrace	11/08/90
California Chardonnay No. 1	12/07/90
Nunes Farms	12/28/90
Marina Condominiums	01/03/91
Mountainview Terrace No. 2	01/04/91
Dry Creek Vista No. 2	01/11/91

ARCHITECTS REQUIRED TO STAMP PLANS: Effective January 1, 1991, architects will be required to stamp plans, specifications, and other instruments of service when submitting them to a governmental entity for approval or issuance of a permit. Under the provisions of Assembly Bill 1005, the stamp must bear the licensee's name, his or her license number, the legend "Licensed Architect," and the legend "State of California," and the stamp must provide a means of indicating the renewal date of the license.

The architect's signature will still be required. Both the imprint of the stamp and a signature will constitute compliance with this law.

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.

RETAINING WALLS: On lots with a grade difference of over 12 inches between adjacent properties, we have been requiring a retaining wall. In most cases, differences of up to 12 inches can be retained by a grass board properly supported. For grade differences in excess of 12 inches, an engineered design is required. Usually a masonry wall for the height of the grade difference meets the design requirements. The grade differences are usually identified during subdivision review and required to be completed before the subdivision construction is finalized. However, sometimes these differences are not noted on the plans and are required by the Building Inspector during his inspection of the construction on the site.

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>
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
July 1990	59	0	0	59	6,492,000
August 1990	28	4	0	32	12,435,000
September 1990	<u>7</u>	<u>2</u>	<u>0</u>	<u>9</u>	<u>4,188,000</u>
Total, 12 Months	1,760	28	442	2,230	\$260,443,000


 Daryl Willey
 Chief Building Official

DW:mn
 287