

# CITY of MODESTO

# BULLETIN for BUILDERS

### Telephone Numbers

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

Number 209  
 November 30, 1990

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

**ENERGY STANDARDS:** Second Generation Residential Building Standards. The California Energy Commission has approved an "interim" exceptional design application to demonstrate compliance with the residential domestic water heating budget. The approval is limited to climate zones 10 and 12 for the 3.5 and 5 ton units of the Phenix THP/3 heat pump system.

For use in the package approach and the point system performance approach.

For use in the computer method performance approach.

THP/3 UNIT	E <sub>f</sub>	climate zone	
		10	12
2.4 Ton	3.65	3.39	3.35
5.0 Ton	3.70	3.45	3.40

E <sub>f</sub>	E <sub>f</sub>	climate zone	
		10	12
3.78	3.80		
3.85	3.86		

E<sub>f</sub> = Energy Factor  
 AE<sub>f</sub> = Adjusted Energy Factor

For More Information: Information regarding this approval can be obtained by contacting Ricardo Salazar at (916) 324-3383.

### SWIMMING POOLS CONSTRUCTED:

<u>October 1990</u>	<u>January-October 1990</u>	<u>Total Valuation of Swimming Pools in 1990</u>
10	324	\$5,496,588

### MOBILEHOME SETUPS:

<u>October 1990</u>	<u>January-October 1990</u>	<u>Total Valuation of Mobilehome Setups in 1990</u>
2	27	\$47,350

**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

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
Rosemore Gardens	02/27/91
Shaker Estates	02/28/91

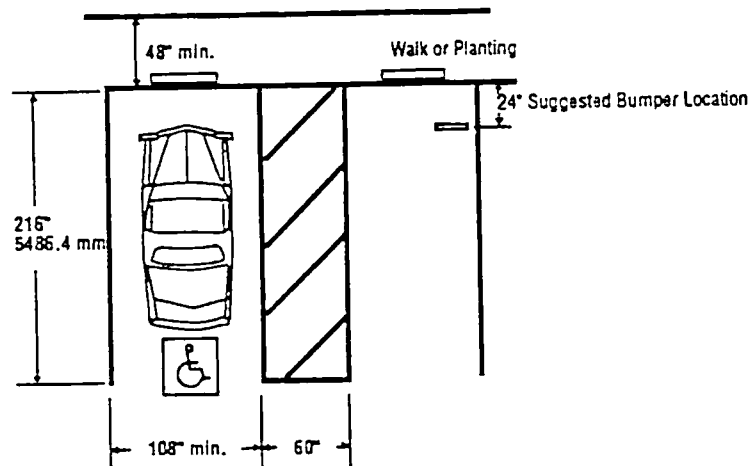
**HANDICAP REGULATIONS:** On January 1, 1990 several amendments became effective regarding the access regulations. A few are cited below. If you wish to know the complete regulations, we recommend that you obtain a copy of the California State Accessibility Standards Interpretive Manual. Copies are available at a cost of \$8.00 and may be obtained by writing to: Office of the State Architect, Access Compliance Unit, 400 P Street, Sacramento, CA 95814.

Section 511.1(a)9 is amended by changing the 33 inch height requirement for grab bars to allow a range of 33 to 36 inches where there is interference from tank-type toilets.

Requirements are added to Section 611(f) to require large public assembly areas to have assistive listening devices for the hearing impaired.

Section 1504 of Part 5 (California Plumbing Code) is amended to require 18 inches to the centerline of the fixture, and that the top surface be no higher than 34 inches.

A new element is added to the parking stall configuration in Section 7102(b) by specifying that on a single accessible stall, the unloading space will be on the passenger side of the vehicle (see diagram below).



Handicap Spaces, Single Type

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>
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	7	2	0	9	4,188,000
October 1990	103	0	0	103	50,198,000
Total, 12 Months	1,813	20	442	2,275	\$283,108,000

*Daryl Willey*  
Daryl Willey  
Chief Building Official

DW:mn  
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