



## CITY of MODESTO

# BULLETIN for BUILDERS

### Telephone Numbers

7:30a.m. to 5:00 p.m. - 577-5232

24-hour recorder - 524-7651

Number 211

February 28, 1991

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

USE OF PLASTIC DWV PIPE: The California Attorney General's Office has recently issued Opinion No. 90-305 which changes past interpretations of the code. The relevant part of the opinion says:

"...it is suggested that a building standard should only apply to the types of occupancies that are within the specific area(s) of jurisdictional concern of the state agency which adopted it. We do not accept such a limitation. Section 18941.5 does not direct the application of the building standards in the State Building Standards Code according to the areas of individual concern of the adopting agencies, but states that they are to "apply to all occupancies throughout the state...." (Emphasis added.) Since the term "occupancy" is defined as "the purpose for which a building...is used or intended to be used" (Section 18917), that would mean that the standards were meant to apply on a generalized basis to all uses. Of course, where a standard specifically states that it is to only apply to a particular type of occupancy, only that occupancy would be covered by it."

Based on this opinion, Building Inspection will only allow plastic pipe (ABS, PVC) drain, waste and vent pipe to be installed in residential structures two stories or less in height. This will affect projects that have been issued after February 16, 1991.

CFF FEE UPDATE: On Tuesday, February 19, 1991, Modesto City Council adopted modifications to the Capital Facilities Fees. These fees will be effective April 20, 1991. The schedule below is provided to notify everyone of the lead time that is required to process plans. Complete building plans must be submitted on or before these dates and the permits must be obtained prior to April 19, 1991.

<u>Type of Project</u>	<u>Plan Submittal Cut-Off</u>
Single-Family and Duplex	March 8, 1991
Multi-Family Residential	February 22, 1991
Non-Residential	February 22, 1991

## BUILDING INSPECTION DIVISION

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>
Sylvan Meadows East No. 7	03/14/91
Mountainview Terrace No. 5	03/21/91
English Meadows	05/02/91
Scenic Estates No. 2	05/09/91
Mountainview Terrace No. 4	05/17/91
Oxford Place	05/23/91
Columbine Place	05/24/91
Copper Creek No. 3	06/07/91
California Chardonnay No. 2	06/21/91
River Bend Estates	06/27/91

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.

SWIMMING POOLS CONSTRUCTED:

<u>January 1991</u>	<u>January 1991</u>	<u>Total Valuation of Swimming Pools in 1991</u>
11	11	\$178,761

MOBILEHOME SETUPS:

<u>January 1991</u>	<u>January 1991</u>	<u>Total Valuation of Mobilehome Setups in 1991</u>
1	1	\$1,500

COUNTY PUBLIC FACILITIES FEES: The County has recently given us additional criteria for projects that are subject to the County Public Facilities Fees. This criteria covers permits that have been modified, permit renewals where vesting rights have expired, or permits pulled before application cutoff dates. The following criteria will be used for determining whether the County Public Facilities Fees are applicable:

1. Projects where entire floor plans have been changed to another model should be referred to the County for fee payment.
2. Projects where proposed modifications add or delete more than 10% to the previously proposed floor plan areas should be referred to the County for determining if fees are applicable.
3. Modifications involving normal changes to architectural, structural, mechanical, and electrical details should be allowed without paying the Public Facilities Fees.

Any questions on Public Facilities Fees or this criteria should be directed to Doug Stidham at the County Public Works Department, 525-7589.

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>
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
November 1990	40	20	0	60	7,164,000
December 1990	108	0	0	108	12,488,000
January 1991	20	2	0	22	5,813,000
Total, 12 Months	1,209	32	24	1,265	\$210,772,000

  
Daryl Willey  
Chief Building Official

DW:mn  
287