



CITY of MODESTO

BULLETIN for BUILDERS

Telephone Numbers

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

Number 213
August 30, 1991

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

BUILDING CODE CLASSES: The Modesto Junior College is offering the following classes in the Building Code Series. Classes begin the week of August 19, 1991. If you wish to register, call the Admissions Office at (209) 575-6013.

Introduction to Plant Maintenance - INDED 361
Thursday, 7-10 p.m., Eltrn 100 - East, Instructor - J. E. Fullen

Principles of Refrigeration - INDED 363
Tuesday, 7-10 p.m., South 255 - West, Instructor - M. J. Tatoyan

Uniform Building Code, Non-Structural - INDED 370
Wednesday, 7-10 p.m., South 264 - West, Instructor - D. J. Willey

Principles Residential Electrical Wiring - INDED 378
Thursday, 7-10 p.m., South 264 - West, Instructor - S. J. Wungluck

Uniform Plumbing Code - INDED 379
Thursday, 7-10 p.m., North 201 - West, Instructor - R. D. Lawrence

Electrical Equipment and Machines - INDED 391
Wednesday, 7-10 p.m., Agric 124 - East, Instructor - S. S. Falke

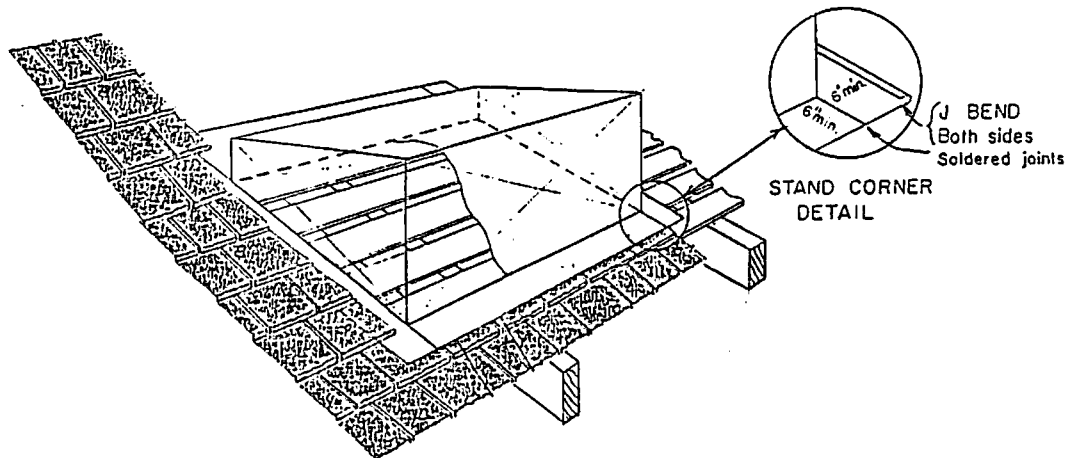
Electrical Codes and Ordinances - INDED 393
Tuesday, 7-10 p.m., Eltrn 100 - East, Instructor - L. C. Gonzales

POOL AND SPA HEATERS: Section 906(g) of the 1988 Uniform Mechanical Code requires that outdoor appliances shall be placed so that their vent system is not less than four feet from a property line. Please be aware of this note that is being added to your plans. The inspectors will be looking for this condition in the field.

EXCAVATION: On January 1, 1990 the "Protection of Underground Infrastructure" law became effective. This law mandates that excavators must call the Regional Notification Center (1-800-642-2444) two (2) to fourteen (14) days in advance of excavating. Excavators that negligently violate this law are subject to civil penalties not to exceed ten (10) thousand dollars.

BUILDING INSPECTION DIVISION

RESIDENTIAL INSTALLATION GUIDE FOR ROOF MOUNTED H.V.A.C. EQUIPMENT STAND: To help eliminate the confusion of installers, this handout was developed to illustrate the installation requirement for roof mounted H.V.A.C. equipment stands and the proper roof flashing of these stands. Stand material shall be not less than No. 26 gauge corrosion resistant material. As an example in the accompanying illustration, the use of a soldered head apron and corner flashing is the most common method used in new and old construction. The apron flanges shall extend a minimum of 6" under existing roofing material. A "J" bend shall be installed on the rake edges of the apron (illustration). Note that additional bracing may be required if evidence of deflection in the roof is observed during installation of the stand.



REVISED TRAFFIC IMPACT STUDY: Traffic Impact Studies are required for all projects which generate more than 100 vehicle trips per hour during the evening peak traffic hour. The peak traffic hour is an hour between 4 p.m. and 6 p.m. Traffic Impact Studies analyze the existing and future traffic and then recommend mitigation measures. The mitigation measures might fall in any of the following categories, depending on the scope of the project:

1. Regional and subregional network improvements. Examples: New freeway interchanges, new signals at intersections leading to the development, construction of additional major streets, etc.
2. Local improvement adjacent to the development site. Examples: Widen streets, additional right-of-way for turn lanes, construction of medians, etc.
3. Site specific access improvements. Examples: Improves internal circulations, limit locations of driveways, width and style of driveway approaches, signals at driveways, etc.
4. Program changes, such as reducing the scope of the proposed development, or long range phasing of developments. Also, varying shift change times to avoid the peak evening traffic hours.

A revised listing of the number of land use units which generate 100 hourly vehicle trips in the P.M. peak hours is attached. The developer's traffic engineer is invited to discuss with the City Traffic Engineer the scope of the study prior to start of the study.

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>
California Gardens	08/29/91
Christine Heights Unit No. 1	09/26/91
Mac Estates	10/03/91
Christine Heights Unit No. 2	10/17/91
River Terrace	11/09/91
Enterprise Business Park Unit 1	12/20/91

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>July 1991</u>	<u>January-July 1991</u>	<u>Total Valuation of Swimming Pools in 1991</u>
29	139	\$2,260,988

MOBILEHOME SETUPS:

<u>July 1991</u>	<u>January-July 1991</u>	<u>Total Valuation of Mobilehome Setups in 1991</u>
6	7	\$7,500

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>
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
February 1991	12	2	0	14	3,827,000
March 1991	23	2	52	77	8,007,000
April 1991	57	0	0	57	7,925,000
May 1991	72	2	0	74	15,939,000
June 1991	43	6	12	61	12,023,000
July 1991	<u>8</u>	<u>0</u>	<u>0</u>	<u>8</u>	<u>9,702,000</u>
Total, 12 Months	521	40	64	625	\$149,709,000


Daryl Willey
Chief Building Official

DW:mn
Attachment
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City of Modesto - Traffic Analysis Thresholds

TYPE OF LAND USE	GENERATION UNITS	PM PEAK HOUR TRIP GENERATION FACTOR	GENERATION UNITS NEEDED FOR 100 VEHICLE TRIPS IN PM PEAK HOUR
AUTOMOTIVE USES			
AUTOMOBILE CARE CENTER	1,000 SF	2.37	34.34
CAR WASH - MANUAL STALL		8.00	13
NEW CAR SALES	1,000 SF	2.62	38.17
SERVICE STATION	PUMP	15.18	7
SEAV STR W/COHV MARKET	1,000 SF	81.95	1.22
CHURCH/SYNAGOGUE	1,000 SF	0.72	138.39
DAYCARE CENTER	1,000 SF	12.50	8.00
EDUCATIONAL USES			
ELEMENTARY SCHOOL	STUDENT	0.02	6667
HIGH SCHOOL	STUDENT	0.28	1220
PRIVATE SCHOOL (K-12)	STUDENT	0.13	769
FINANCIAL USES			
BANK - DRIVE IN	1,000 SF	43.63	2.29
BANK - WALK IN	1,000 SF	17.25	5.76
SAVINGS & LOAN - DRIVE IN	1,000 SF	6.83	14.64
SAVINGS & LOAN - WALK IN	1,000 SF	5.33	18.76
INDUSTRIAL USES			
BUSINESS PARK	1,000 SF	1.48	67.57
HEAVY INDUSTRIAL	1,000 SF	0.62	147.06
INDUSTRIAL PARK	1,000 SF	0.81	109.89
LIGHT INDUSTRIAL	1,000 SF	0.98	102.04
MANUFACTURING	1,000 SF	0.75	133.33
MINI WAREHOUSE	1,000 SF	0.26	384.62
WAREHOUSING	1,000 SF	0.74	135.14
LODGING			
HOTEL	ROOM	0.76	132
MOTEL	ROOM	0.60	167
MEDICAL USES			
CONGREGATE CARE FACILITY	UNIT	0.17	588
HOSPITAL	1,000 SF	1.05	95.24
MEDICAL OFFICES	1,000 SF	4.08	24.51
NURSING HOME	BED	0.17	588
OFFICE USES			
GENERAL OFFICES	1,000 SF	2.24	44.64
OFFICE PARK	1,000 SF	1.51	66.23
RECREATIONAL USES			
AMUSEMENT PARK	ACRE	3.95	25
BOWLING ALLEY	LANE	2.54	28
GOLF COURSE	ACRE	0.39	256
HEALTH CLUB	1,000 SF	4.30	23.26
MOVIE THEATER	SEATS	0.26	385
PACQUET CLUB	1,000 SF	1.83	54.64
RESIDENTIAL USES			
APARTMENTS			
LOW RISE 1-2 FLOORS	UNIT	0.58	172
MID RISE 3-9 FLOORS	UNIT	0.46	217
HIGH RISE 10+ FLOORS	UNIT	0.35	286
CONDOMINIUMS			
LOW RISE 1-2 FLOORS	UNIT	0.49	204
HIGH RISE 3+ FLOORS	UNIT	0.37	270
ELDERLY HOUSING-ATTACHED	UNIT	0.08	1250
ELDERLY HOUSING-DETACHED	UNIT	0.95	105
MOBILE HOME PARK	UNIT	0.56	179
PLANNED UNIT DEVELOPMENT	UNIT	0.62	161
RETIREMENT COMMUNITY	UNIT	0.28	357
SINGLE FAMILY DETACHED	UNIT	1.01	99
RESTAURANTS & BARS			
DRINKING PLACE	1,000 SF	15.49	6.46
FAST FOOD - DRIVE-THRU	1,000 SF	36.53	2.74
FAST FOOD - NO DRIVE-THRU	1,000 SF	42.34	2.16
HIGH TURNOVER RESTAURANT	1,000 SF	16.26	4.15
LOW TURNOVER RESTAURANT	1,000 SF	7.66	13.05
RETAIL USES			
APPAREL STORE	1,000 SF	2.33	30.03
BLOG MATRLS/LUMBER STORE	1,000 SF	3.27	30.58
CONVENIENCE MARKETS			
WITH GAS PUMPS	1,000 SF	73.95	1.37
WITHOUT GAS PUMPS	1,000 SF	53.73	1.86
DISCOUNT STORE	1,000 SF	3.43	29.15
FURNITURE STORE	1,000 SF	0.39	255.41
GARDEN CENTER/NURSERY	1,000 SF	3.73	26.81
HARDWARE/PAINT STORE	1,000 SF	4.87	20.53
SHOPPING CENTER	1,000 SF	15.14	6.61
SUPERMARKET	1,000 SF	10.34	9.67
TIRE STORE	1,000 SF	5.03	19.48