



CITY of MODESTO

BULLETIN for BUILDERS

Telephone Numbers

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

24-hour recorder - 524-7651

Number 214

October 31, 1991

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

PLAN CHECK FEES DUE AT PERMIT APPLICATION: Effective January 1, 1992, the Building Department will require that all plans submitted for a building permit will require that the application be accompanied by the plan check fee. Also on January 1, 1991, the annual adjustment of the valuation tables will be made according to the latest published construction index. Please call our office to determine the amount of the plan check fee prior to submitting your plans.

DISHWASHER AIRGAP FITTINGS: Effective November 1, 1991, a listed dishwasher airgap fitting will be as required in Section 608(d) of the Uniform Plumbing Code. Other methods have been accepted in the past; however, it is felt that the only sure way to prevent the potential of backflow is to install these approved devices. The airgap device is to be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher.

FIRE HYDRANTS IN SUBDIVISIONS: National statistics reveal that there is a very high fire incidence rate in buildings under construction. It is therefore necessary to assure that fire protection water is available in subdivisions which are under construction. Building and fire inspectors will emphasize the sections of the Fire Code that specify fire hydrants are to be connected to the water system and be ready for use prior to and during the time of construction.

The Fire Code reads as follows:

"10.301(d) Timing of Installation. When fire protection facilities are to be installed by the developer, such facilities including all surface access roads shall be installed and made serviceable prior to and during the time of construction. When alternate methods of protection, as approved by the chief, are provided, the above may be modified or waived."

Our plan checkers will be verifying that a means of complying with the above has been accepted by the Fire Marshal prior to issuance of building permits. Therefore, your method of complying should be worked out with the Fire Marshal prior to submitting plans for review.

BUILDING INSPECTION DIVISION

LOW FLUSH WATER CLOSETS, URINALS, AND FLUSHOMETER VALVES: Effective January 1, 1992, the Health and Safety Code, Section 17921.3(b) will require that all new buildings constructed in California use water closets and associated flushometer valves which use no more than 1.6 gallons per flush. Urinals and associated flushometer valves will also be required to use no more than 1 gallon per flush. These changes do not apply to remodeling or retro-fitting of existing building. These fixtures are commonly referred to as ultra low flush.

There is an exception that allows the local enforcement agency to allow the use of standard flush fixtures when, in the opinion of the local agency, the configuration of the building drainage system requires a greater quality of water to adequately flush the system. This exception should be expected to be used only rarely.

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>
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>September 1991</u>	<u>January-September 1991</u>	<u>Total Valuation of Swimming Pools in 1991</u>
11	168	\$2,724,707

MOBILEHOME SETUPS:

<u>September 1991</u>	<u>January-September 1991</u>	<u>Total Valuation of Mobilehome Setups in 1991</u>
0	8	\$9,000

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 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	8	0	0	8	9,702,000
August 1991	21	0	0	21	6,721,000
September 1991	<u>31</u>	<u>0</u>	<u>0</u>	<u>31</u>	<u>7,455,000</u>
Total, 12 Months	538	34	64	636	\$147,262,000


Daryl Willey
Chief Building Official

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