

FEBRUARY 2019



BUILDING

Change of Occupancy

When a business buys or rents a new location, they must apply for a Change of Occupancy Permit at the Building Department office. The permit is then reviewed by the Building Department to verify if the property will need changes made to bathrooms, egress, parking spaces, ADA compliancy, etc. Any updates to the property will require additional building permits.

FLOOD PLAIN

There are several properties located in the flood plain within Fremont and its 2-mile extraterritorial jurisdiction. With work being done on a property within the flood plain, a non-substantial building permit may be obtained from the Building Department. To further define Substantial Improvement, per State Law and the City of Fremont Unified Development Code it is defined as:

Substantial Improvement. Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure taking place within 1 year preceding the date of the floodplain development permit and shall include any costs resulting from substantial damage, the cost of which equals or exceeds 50 percent of the market value of the structure before the work is started. This term includes structures that have incurred ‘substantial damage,’ regardless of the actual repair work performed. This term does not, however, include:

1. Any work for which a permit is not otherwise required;
2. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or
3. Any preservation, rehabilitation, restoration, or reconstruction of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places, as set forth in the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The City of Fremont does require a Flood Plain Development Permit with a building permit for any property being worked on within the flood plain. The fee for the permit is \$50.00 per the City of Fremont master fee schedule. Any **Non-Substantial Improvement**, cost of work under 50 percent of the market value, that requires a building permit will need to fill out the Flood Plain Development Permit to file with the building permit, but the fee will be waived.



*****DO NOT FORGET TO CALL FOR FINAL INSPECTIONS.*****

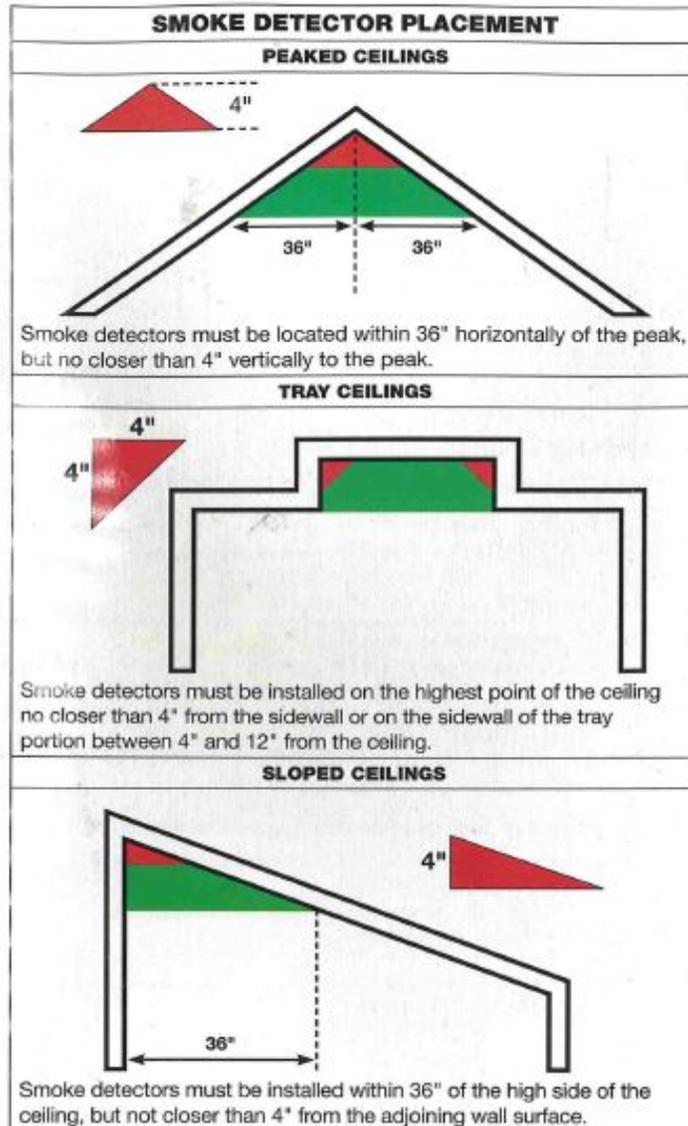
ELECTRICAL

Per the 2015 International Residential Code:

R314.3 Locations. Smoke alarms shall be installed in the following locations:



1. In each sleeping room.
2. Outside each separate sleeping area in the *immediate* vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwelling*s or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.



PLUMBING



Per the 2015 Uniform Plumbing Code:

603.5.6.3 Systems with Chemical Injectors. Where systems include a chemical injector or provisions for chemical injection, the potable water supply shall be protected by a reduced-pressure principle backflow prevention assembly (RP).

603.5.7 Outlets with Hose Attachments. Potable water outlets with hose attachments, other than water heater drains, boiler drains, and clothes washer connections, shall be protected by a nonremovable hose bibb-type backflow preventer, a nonremovable hose bibb-type vacuum breaker, or by an atmospheric vacuum breaker installed not less than 6 inches (152 mm) above the highest point of usage located on the discharge side of the last valve. In climates where freezing temperatures occur, a listed self-draining frost-proof hose bibb with an integral backflow preventer or vacuum breaker shall be used.



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