

## AUGUST 2019

### PLANNING

As previously mentioned in the May 2019 Building Department newsletter:

Per the City of Fremont Unified Development Code:

11-814.01 Lot Landscaping.

A. Generally, Single-family attached, single-family detached, and manufactured housing residential lots, and mobile home parks or mobile home subdivisions, shall be surrounded by yard areas. These yard areas count towards the coverage ration requirements set out in Table 11-602.01., *Residential Development Standards*.

B. Planting Location. Any plants in excess of the minimum required plants may be installed in any location on the lot provided there is adequate room for healthy growth and stability. Required plants shall be installed as follows:

1. Front Yards. Front yards shall be planted with at least one large tree.

Exception. If the abutting rights-of-way are planted with street trees within 15 feet of the front property line.

2. Rear Yards. Rear yards abutting an arterial street shall be planted with at least one tree.

C. Substitution of Trees. Small trees may be submitted for large trees if the dimensions of the lot are such that the canopy trees would not have room to grow to a full canopy without conflicting with buildings or each other. For the purpose of this substitution, one large tree equals two small trees.



### MECHANICAL

Please read the following sections in the 2015 Uniform Mechanical Code:

Section 1202.0

Section 1202.1

Section 1202.2

Section 1202.3

Section 936.0 Ductless Mini Split Systems Installation. Please read section 936.1



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

## **ELECTRICAL**

Per City Ordinance 9-1202, Section D: No person shall engage in the electrical, mechanical, steam-fitting, pipefitting, or plumbing business, erection, installation, construction, alteration, relocation, replacement, repair, maintenance, removal or demolition of any electrical, mechanical, or plumbing system, in whole or in part, as may be regulated by this code and for which a permit is required, within the City and its 2 mile extraterritorial jurisdiction except under the personal supervision and direction and in the presence of a duly registration tradesman carrying a valid, unexpired and unrevoked Master Registration or Journeyman Registration, for the respective trade. On-site supervision of an Apprentice Registration to Journeyman Registration should follow a 3:1 ratio.

Also, per State Ordinance 81-2113. Apprentice electrician; registration; supervision; renewal; continuing education.

(2) An apprentice electrician shall do no electrical wiring except under the direct personal on-the-job supervision and control and in the immediate presence of a licensee under the State Electrical Act. ... The licensee may employ or supervise apprentice electricians at a ratio not to exceed three apprentice electricians to one licensee.

Failing to follow the on-site supervision ratio can result in legal action and fees.

## **PLUMBING**

Per the 2015 Uniform Plumbing Code:

Section 312.14 Exposed PVC piping shall not be exposed to direct sunlight.

Exceptions:

- 1) PVC piping exposed to sunlight that is protected by water based synthetic latex paints.
- 2) PVC piping wrapped with not less than 0.04 inch thick tape or otherwise protected from UV degradation.

Section 418.3 Location of Floor Drains. Floor drains shall be installed in the following areas:

- 1) Toilet rooms containing two or more water closets or a combination of one water closet and one urinal except in a dwelling unit.
- 2) Commercial kitchens and in accordance with section 704.3.
- 3) Laundry rooms in commercial buildings and common laundry facilities in multi-family dwelling units.
- 4) Boiler rooms



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