

**OCTOBER 2018**

**UPDATE TO CODES**

On July 31, 2018, City Council enacted Ordinance No. 5456 subsequently amending Chapter 9 of the Fremont Municipal Code pertaining to building regulations. The following is a list of those code editions, appendices, and reference standards:

- International Building Code (IBC) – 2015 Edition: Chapters 1 – 26, Chapters 30 – 35, and Appendices C, G, I, and J.
- International Fire Code (IFC) – 2015 Edition: All Chapters and Appendix D.
- International Residential Code (IRC) – 2015 Edition: Chapters 1 - 10, Chapters 43 – 44, and Appendices E, F, H, and I.
- NFPA 70: National Electrical Code (NEC) – 2017 Edition: All Chapters.
- International Existing Building Code (IEBC) – 2015 Edition: All Chapters.
- Uniform Mechanical Code (UMC) – 2015 Edition: All Chapters.
- Uniform Plumbing Code (UPC) – 2015 Edition: All Chapters.
- International Fuel Gas Code (IFGC) – 2015 Edition: All Chapters.
- International Property Maintenance Code (IPMC) – 2015 Edition: All Chapters.
- International Energy Conservation Code (IECC) – 2009 Edition: All Chapters.



**BUILDING**

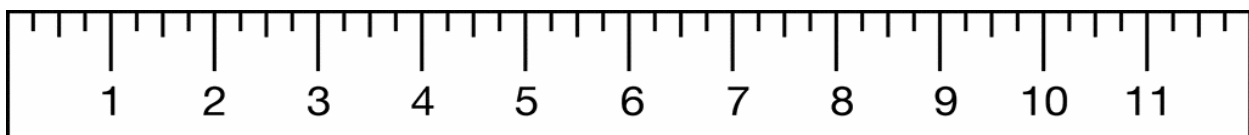
**BUILDING PERMIT SUBMITTAL PROCESS**

With the passage of Chapter 9, some permit submittal processes were modified to go with our software and Click2Gov. If a building project was started *BEFORE* September 1<sup>st</sup>, 2018, then all subcontractors will need to apply for their own plumbing, mechanical and electrical permits. If a building project was started *AFTER* September 1<sup>st</sup>, 2018, then all subcontractor work will be included in the building permit. The acting general contractor, or owner, will submit plans for the project that will need to show all work being done.

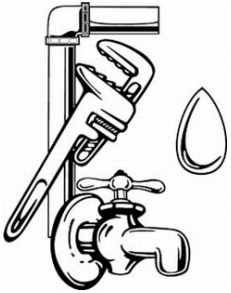
**PLOT PLANS**

Attached with this newsletter is a sample plot plan for new construction, additions and accessory structures. Items that need to be included on a plot plan are: lot dimensions/size, all setbacks, sidewalk, direction, building coverage calculations, impervious coverage calculations and all new/existing building and impervious dimensions.

The amount of building and impervious coverage allowed for a lot can be found in the Unified Development Code (UDC) that was approved the City Council in January 2018. If you have any questions regarding the calculations, please refer to Chapter 11, 11-602.02 of the UDC.



### PLUMBING



- 1) All new and/or remodel of commercial buildings will require service containment and source containment (RPZ) protection.
- 2) All new and/or remodel of commercial buildings will require a water test of waste/vent. Colder weather or freezing conditions will require purple primer in lieu of a water test. Conditions of such to be determined by Authority Having Jurisdiction.
- 3) Per Chapter 13 of the Uniform Plumbing Code 2015 edition detailing all work for level #1 – 2 – or 3 type systems, the plumbers, installers or technicians must be certified to the requirements of ANSI/ASSE 6010 with updated registrations on file with the City of Fremont. This chapter also deals with Medical Gas Systems.
- 4) All commercial kitchen sinks and/or kitchens will require a grease interceptor. This is for new or remodel construction.

### MECHANICAL

- 1) All furnace and/or air conditioning replacements require permits. The electrical rewire work for a replacement furnace and/or air conditioner is now included in the mechanical permit. The inspection shall be the responsibility of the mechanical contractor. If not inspected, the liability falls onto the electrical and/or mechanical contractor.



# PLOT PLAN 1"=20'

