



2 February 2024

Development Review Comment Letter

City of Fremont

39550 Liberty Street
Fremont, CA 94537-5006

BLD2024 -03605

4431 Amador Rd
Fremont, CA 94538

Project Information

Schleicher Ernest & Yang - Legalize Alterations

Files and Attachments

- + Plans_all.pdf
1st Submittal
- + Doc_load_calculations.pdf
1st Submittal

Contacts

Yang Fu

510-358-6728

angela.fuyang@gmail.com

Instructions

Resubmittal Directions: Plan review resubmittal directions are posted to the City's website here (<https://city.fremont.gov/planreviewresubmittal>). These directions provide guidance on who to contact with questions, how to request a meeting with staff, and how to resubmit (including how to modify project plans to address staff comments). Resubmittals that do not conform to the resubmittal directions may be rejected, thus resulting in processing delays.

Scope Changes: Changes in project scope may result in new plan review fees with the prior review being voided.

Responses to Comments: The Responses to Comments document should be uploaded as a "New" document in Citizen Access. Resubmittals that do not include a Responses to Comments document will be rejected, thus resulting in processing delays.

Questions: Direct all questions to the record Team Lead identified in the email sent to the applicant notifying them that the review cycle was complete, as well as in Citizen Access (<https://fremont.gov/citizenaccess>) by searching the record number and selecting Record Details.

The following comments are provided by technical area and relate to a plan page number. The marked-up plans are provided as a separate document.

Building Non Structural

Page 1 | Sheet P1 | Comment
00007

Plans_all.pdf

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+ jacruz@fremont.gov

Please know that you cannot perform any construction without first obtaining a permit from the city.

Per 2022 California Residential Code sections :

R105.1 Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any

electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

R113.1 Unlawful acts: It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code

R108.6 Work commencing before permit issuance: Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

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00008**

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On the cover sheet requested list the:

- Scope of work: *(indicate the entire breadth of the scope of the work under this permit)*
- Occupancy Group=R-3
- Type of Construction= V-B
- Sprinklers *(clarify if this home has sprinklers.)*
- Applicable codes:
 - 2022 California Residential Code
 - 2022 California Plumbing Code
 - 2022 California Mechanical Code
 - 2022 California Plumbing Code
 - 2022 California Electrical Code
 - 2022 California Energy Code

**Page 1 | Sheet P1 | Comment
00009**

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The drawings provide are not sufficient for a full review. More comments will be forthcoming upon submitting the missing information.

**Page 1 | Sheet P1 | Comment
00010**

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Provide title 24 energy compliance forms/ documentation.

**Page 1 | Sheet P1 | Comment
00011**

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+ jacruz@fremont.gov

All new buildings and additions/alterations that increase the building's conditioned area requires Calgreen compliance. Provide City of Fremont Residential Calgreen sheet as part of the PDF of plans:
<https://www.fremont.gov/home/showpublisheddocument/9357/638164875977970000>

**Page 1 | Sheet P1 | Comment
00012**

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+ Jessie Cruz
+ jacruz@fremont.gov

Provide Clean Bay Blueprint as part of the PDF of plans:
<https://www.fremont.gov/home/showpublisheddocument/1537/637752621909530000>

**Page 2 | Sheet P2 | Comment
00013**

Provide a plan that shows the existing home's layout (before

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**Page 2 | Sheet P2 | Comment
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+ jacruz@fremont.gov

work was done).

Show any demolition on this plan.

Residential Mandatory Measures Summary:

https://www.energy.ca.gov/sites/default/files/2022-08/2022_Residential_Mandatory_Measures_Summary_ADA.pdf

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00015**

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+ Jessie Cruz
+ jacruz@fremont.gov

Show on plans, the location of all smoke and carbon monoxide detectors/ alarms as required per CRC R314 and R315.

**Page 2 | Sheet P2 | Comment
00016**

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+ Jessie Cruz
+ jacruz@fremont.gov

All Bedrooms shall be provided with egress windows per CRC 310.1. Show egress windows on the plans. Egress windows shall be a minimum of 5.0 sq.ft clear opening for 1st floor bedrooms, 20" minimum clear width, 24" minimum clear height and a maximum 44" above the finished floor to the clear opening.

Callout all egress windows on the plans.

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00020**

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+ Jessie Cruz
+ jacruz@fremont.gov

Plans shall be to scale.

**Page 2 | Sheet P2 | Comment
00024**

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+ Jessie Cruz
+ jacruz@fremont.gov

It is not clear if the guardrail is part of the work. The guardrail post spacing cannot allow for the passage of a 4" diameter sphere.

**Page 2 | Sheet P2 | Comment
00025**

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+ Jessie Cruz
+ jacruz@fremont.gov

It is not clear if this is the first or second floor. Please clarify on the plans.

**Page 3 | Sheet P3 | Comment
00029**

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+ Jessie Cruz
+ jacruz@fremont.gov

A code case for this home indicates that there is a "make shift structure off side of second story". It is not clear where this is located. Please indicate where this make shift structure is and provide plans and details for it.

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00030**

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+ Jessie Cruz
+ jacruz@fremont.gov

understairs enclosures shall be protected by minimum 1/2" gyp.

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+ Jessie Cruz
+ jacruz@fremont.gov

Label all the rooms it is not clear which are bedrooms, living rooms, etc.

**Page 1 | Sheet P1 | Comment
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- + Jessie Cruz
- + jacruz@fremont.gov

It is highly recommended that you obtain the services of a designer, California licensed architect, civil or structural engineer to prepare the drawings for you so that delays are avoided due to asking for clarity and missing information.

Building Structural

**Page 1 | Sheet P1 | Comment
00037**

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- + Jessie Cruz
- + jacruz@fremont.gov

The scope is not clear. Once it is clarified comments regarding structural work will be made.

Electrical

**Page 1 | Sheet P1 | Comment
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- + Jessie Cruz
- + jacruz@fremont.gov

Electrical load calculations required: Provide electrical load calculations to account for the electric range in addition to any existing loads that occur

<https://www.fremont.gov/home/showpublisheddocument/10004/638119034115670000>

**Page 2 | Sheet P2 | Comment
00017**

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- + Jessie Cruz
- + jacruz@fremont.gov

Please know that GFCI and AFCI outlets are required to be installed at certain locations as required per California Electrical Code no other outlets will be acceptable at the required locations.

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+ Jessie Cruz
+ jacruz@fremont.gov

Arc Fault protection is required Per California Electrical code chapter 2 article 210.52

(A) All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):

(1) A listed combination-type arc-fault circuit interrupter installed to provide protection of the entire branch circuit

(2) A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

(3) A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:

a. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

b. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.

c. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

(4) A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:

a. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

b. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG conductor or 21.3 m (70 ft) for a 12 AWG conductor.

c. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.

d. The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such.

(5) If metal raceway, metal wireways, metal auxiliary gutters, or Type MC, or Type AC cable meeting the applicable requirements of 250.118, with metal boxes, metal conduit bodies, and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

(6) Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 50 mm (2 in.) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, it shall be permitted to install a listed outlet branch-circuit-type AFCI at the first outlet to provide protection for the remaining portion of the branch circuit.

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+ Jessie Cruz
+ jacruz@fremont.gov

Per California Electrical Code article 210.8: *All 125-volt through 250-volt receptacles installed in the locations specified in 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.*

GFCI protection is required for: bathrooms , Garages, Outdoors, Crawlspace, Basements, Kitchens, Sinks, Bathrooms, Laundry areas.

At these required locations, if the WR outlets do not have this function (which per some of the photos it appears that some do not.) they will need to be replaced.

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+ Jessie Cruz
+ jacruz@fremont.gov

Outlet spacing to be 12 ft. oc max such that no receptacle is more than 6ft. (along wall) from an outlet. California Electrical Code 201.52A

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+ Jessie Cruz
+ jacruz@fremont.gov

All kitchen counters require GFCI protection

CEC 210.52(C) Kitchen receptacle outlet spacing shall not exceed 4ft. such that no wall space, along the wall, is more than 2ft from an outlet.

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+ Jessie Cruz
+ jacruz@fremont.gov

All outlets shall be tamper-resistant. CEC 406.4 and 406.12

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GFCI required in bathroom.

+ Jessie Cruz
+ jacruz@fremont.gov

**Page 3 | Sheet P3 | Comment
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+ Jessie Cruz
+ jacruz@fremont.gov

Indicate the amperage rating of the main service panel.

Mechanical

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+ Jessie Cruz
+ jacruz@fremont.gov

Comments may be added when scope is clarified.

Planning

**Page 2 | Sheet P2 | Comment
00001**

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+ Clarissa Flores
+ 510-494-4545
+ cflores@fremont.gov

Include a Title Sheet. Title Sheet shall include:

- a) Name of project, location of project (street address and existing APN), and description of proposed scope of work;
- b) Existing Zoning designation of the subject property (R-1-6);
- c) Table of contents listing all plan set sheets, their content, and page number;

d) If demoing or adding square footage, provide Project Statistics for existing and proposed conditions. Include lot coverage, first story area, second story area, and second story area as a percentage of first story area.

**Page 2 | Sheet P2 | Comment
00002**

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+ Clarissa Flores
+ 510-494-4545
+ cflores@fremont.gov

Provide a scope of work on the title sheet detailing alterations and additions to be legalized. Code enforcement case mentions an unpermitted structure off the side of the second story. What is the current status of this structure? Are you proposing to legalize it or demolish it?

**Page 2 | Sheet P2 | Comment
00003**

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+ Clarissa Flores
+ 510-494-4545
+ cflores@fremont.gov

Provide a site plan showing existing conditions and proposed changes. Include on the Site Plan the following information:

a) Property lines, including dimensions of the subject property and dimensions of all existing lot lines

b) Location, configuration, and setbacks of all existing and proposed structures. The proposed removal of any buildings should be clearly delineated on the site plan

c) Existing trees with trunk locations and accurate canopy outline shown. Include the street tree located on the planting area next to the sidewalk

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00004**

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Provide elevations if you are proposing to legalize changes to the exterior of the home.

Building Elevations shall include the following information:

+ 510-494-4545
+ cflores@fremont.gov

- a) Dimensioned elevations of the affected exterior walls
- b) Total height, finished floor height, and floor to ceiling height indicated on all elevations
- c) Roof pitches

Plumbing

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+ Jessie Cruz
+ jacruz@fremont.gov

Comments may be added when scope is clarified.

Solid Waste

**Page 1 | Sheet P1 | Comment
00005**

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+ Lori Marra
+ 510-494-4581
+ lmarra@fremont.gov

Provide documentation for all construction / demo debris recycled and thrown away.

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00006**

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+ Lori Marra
+ 510-494-4581
+ lmarra@fremont.gov

Garbage, recycling, and organics requirements are explained in the City of Fremont Waste Handling Guidelines document, available at: <https://city.fremont.gov/whg>. Applicant will be responsible for incorporating these guidelines into the design of the project.

Reviewers

Planning (4 Comments)
Clarissa Flores

cflores@fremont.gov

Solid Waste (2 Comments)
Lori Marra

lmarra@fremont.gov

Building Non Structural (17
Comments), Electrical (9
Comments), Mechanical (1
Comment), Plumbing (1

Comment), Building Structural
(1 Comment)
Jessie Cruz
jacruz@fremont.gov