

RESIDENTIAL: **FENCES**

GENERAL INFORMATION:

Fences must comply with placement, height and appearance requirements of the City of Fremont Municipal Code and construction requirements of the California Building Code. Some locations, subdivisions or neighborhoods may have additional specific requirements that apply.

REQUIREMENTS: The following requirements apply to all fences, but only under certain conditions is a permit required. Note that specific locations, subdivision or neighborhood covenants, conditions and/or restrictions may apply, but may not be included below.

LOCATION, HEIGHT AND APPEARANCE REQUIREMENTS:

- Fences may be installed up to 4' high almost anywhere on a residential parcel, 6' high on most rear yard and side yards and in some situations fence height may be increased to 8' (see Example A below).
- For residential corner parcels - maximum height along the side yard next to the street is 4' unless the fence is set back at least 5' from the property line. (see Example B below). Fences within the triangular corner area bounded by the street lot lines – measured 20' from the intersecting lot line – may not be more than 30" above the top of the curb.
- The height of a retaining wall/fence combination or a fence constructed within 10' of a retaining wall is calculated as the combined height of both the retaining wall and fence (see Example D below).
- Non-view obstructing fencing may be required on hill area residential lots.

A BUILDING PERMIT IS REQUIRED WHEN:

- Wood fences are constructed or altered to a height greater than seven (7) feet or concrete or masonry fences/walls exceed (4) feet in height.
- Retaining wall and fence combinations, either combined or constructed within 10' of each other, exceed a total height of 7'. (**NOTE:** Retaining wall installations may require additional plans and permits)
- A fence is used as a barrier to a pool and/or spa area.
- A fence is required between residential and nonresidential areas.

SUBMITTAL DOCUMENT REQUIREMENTS:

- Building Permit Application Form
- Owner/Builder Form (if applicable)
- Construction Waste Handling Plan and Waste Hauler Acknowledgement Form
- Statement of Stormwater Pollution Prevention
- Three (3) sets of Complete Plans

INFORMATION TO BE INCLUDED ON PLANS:

NUMBER OF PLAN SETS: 8-1/2" x 11" Minimum Size (Note: Text characters shall be at least 1/8" in height and a Scale for all Drawings).

- Plot plan showing property lines, easements, sidewalks, curbs, gutters, streets; building locations including patios, decks, walkways and driveways
- Proposed fence location
- Elevation plan showing dimensions, including height;
- Construction plans showing type of material
- Method of construction - including foundation information, support size and spacing, and method of attachment and structural calculations and supporting specification if applicable to the project.
- Structural designs - Submit structural calculations and details prepared by a California Licensed Engineer for review and approval when permit is required for wood fences over 7', concrete/masonry wall over 4' in height, or fences combined with retaining walls. The following design options may be used in lieu of structural calculations for wood fences no greater than 8' in height located in urban residential lots with site slope less than 15% and without retaining walls:
 - For wood posts spacing no greater than 6' on center – Use 4x6 pressure-treated or redwood posts embedded into minimum 16" diameter concrete (>2,000 psi) piers with the post long dimension (6") placed perpendicular to the fence . The minimum depth of concrete piers to be 4'-6" below grade.
 - For wood posts spacing no greater than 8' on center – Use 6x6 pressure-treated or redwood posts embedded into minimum 16" diameter concrete (>2,000 psi) piers with minimum depth of 5' below grade.

PLAN CHECK PROCESS:

Applications for fence permits can be done over-the-counter but require up to 15 days or more review time depending on the scope of work. Once the permit is approved and issued, work must be commenced and inspected every 180 days in order to keep the permit from expiring.

FEES: *Other fees may apply; refer to the currently adopted fee schedule for further fee information.*

- Plan Check Fee – 100% of Building Permit Fee
- Building Permit Fee – Based on Valuation
- Permit Application Fee
- Document Imaging Fee
- Community Planning Fees – 15% of Permit and Plan Check Fees
- Building Standard Fee

INSPECTIONS:

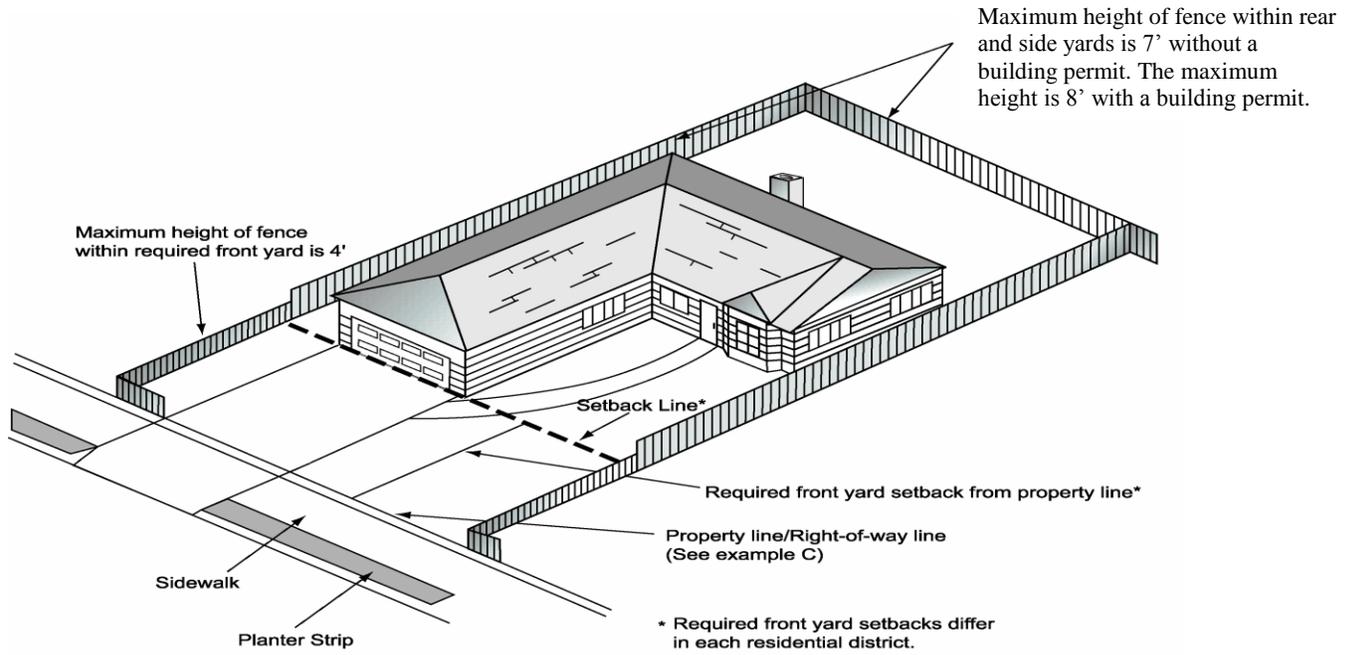
Fences typically require two (2) inspections. First inspection is a Piers code 101, followed by the Final Building inspection code 199.

TO SCHEDULE AN INSPECTION:

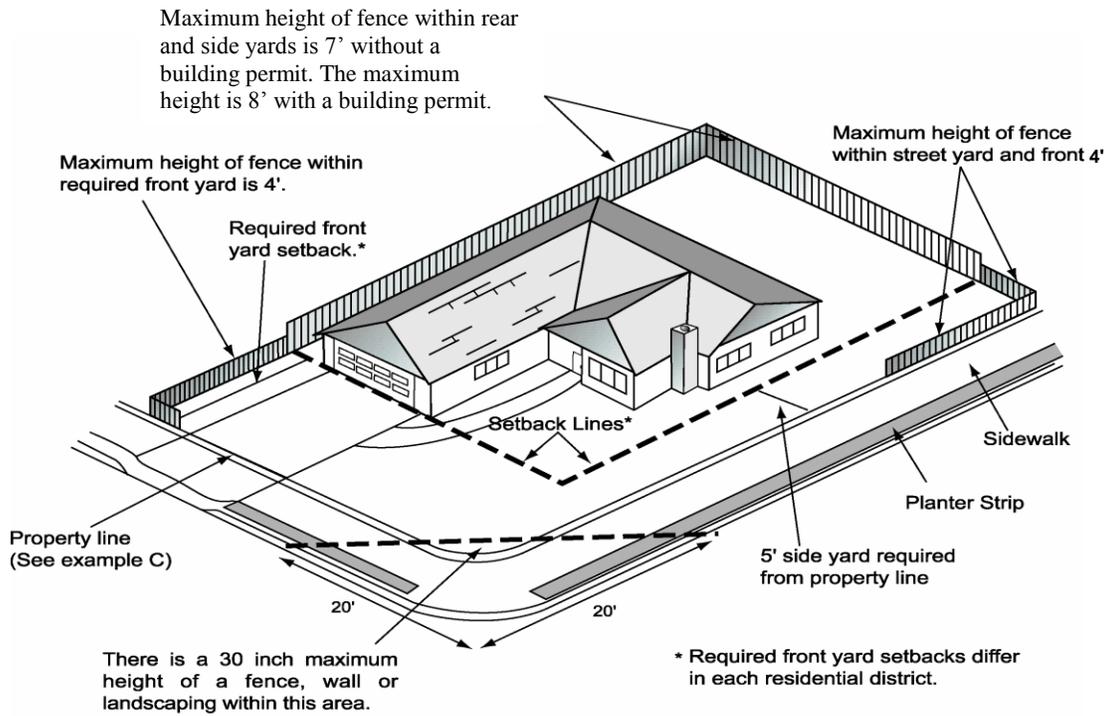
Please call our Automated Inspection Request Service or online at Fremont.gov/CitizenAccess. Inspections may be requested up to 3 days in advance of the requested inspection day, but no later than 3:00 pm the business day prior to the requested inspection day.

To identify the time of day your project is scheduled for inspection, please call your inspector directly on the scheduled inspection day at 8:00 am. The inspector's name and phone number are identified on the Inspection Record card.

Examples:



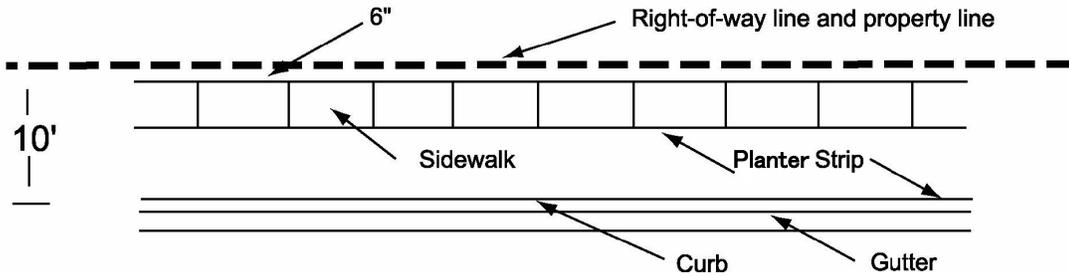
Example A
Typical Standard (non-corner) Lot



Example B
Typical Corner Lot

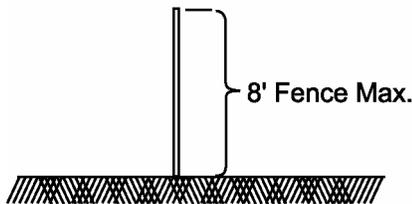
Example C

Typical Property Line/Right-of-way Line.

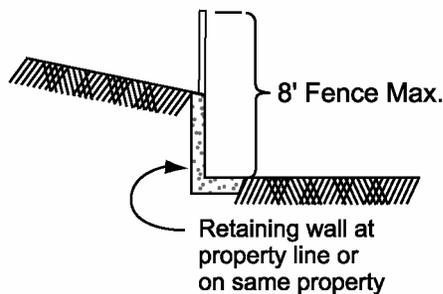


Example D

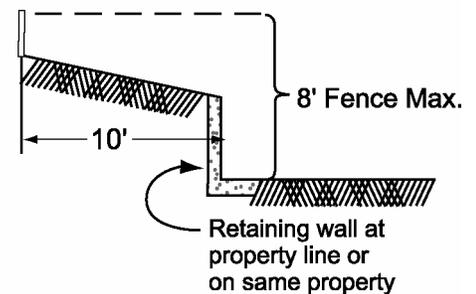
Fence/Retaining Wall Height Requirements



FLAT TERRAIN



SLOPES



SLOPES

GENERAL CONTACT INFORMATION:

DEVELOPMENT SERVICES CENTER

39550 Liberty Street, Fremont, CA 94538

(510) 494-4443

Building and Safety (510) 494-4400

Community Preservation (510) 494-4430

Inspection Scheduling (510) 494-4885

Plans & Permits Division (510) 494-4460

Planning Division (510) 494-4440

Zoning Information Line (510) 494-4455