



Code Enforcement

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Code Enforcement

- What is Code Enforcement?
- What do we enforce?
 - Municipal laws, inc:
 - Housing and existing building codes
 - Trash, litter, debris accumulation
 - Home occupations/sidewalk vending
 - Zoning laws
 - Smoking regulations
 - Public nuisances



Substandard Housing

- Code Enforcement Officers = Housing Inspectors
- State Housing Law (Cal H&S Code) and International Property Maintenance Code (IPMC) apply
- We advise tenants to first contact the landlord
- Officers issue Warning Notices before penalties
- Always contact the issuing officer
- Ask if building permits are required for the repair



Mold

- California Dept of Public Health (CDPH) - "Information on Dampness and Mold for Renters in California"
- Starting January 1, 2022, booklet must be provided by residential property owners to tenants

Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



This booklet describes the increased risks to health, including specific health issues, that may result from exposures to dampness or mold in buildings. This booklet was produced in January 2021 by the California Department of Public Health (CDPH) in accordance with the 2001 Toxic Mold Protection Act (HSC §26148).

Homelessness

- It's not a crime to be homeless
- People have a right to live, and to set their belongings down without them immediately being seized
- People have a right to sit, stand, or lay down on certain public property
- Littering/trash accumulation remains unlawful



Home Occupations

- Permits are required for most home occupations
- Limitations on visitors, activities, and vehicles

www.Fremont.gov/HomeBasedBusiness



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FOR OFFICIAL USE ONLY

HOC# _____
BT# _____

HOME OCCUPATION PERMIT APPLICATION

Business name _____ Applicant name _____

Address (including zip code) _____

Phone number _____ Email _____

Specific type of business. (Any business use of the home must conform to the regulations listed below and on the reverse.) _____

Fremont Smoking Ordinance

“**Smoking**” includes any lighted:

- Pipe, cigar, cigarette, hookah pipe, water pipe, or similar article, and e-cigarettes, used for **tobacco**, **cannabis**, or anything else smoked, or any other device used to ingest nicotine
- **New** tobacco retail licensing program, setting minimum price and pack sizes, and bans the sale of flavored tobacco products



Smoking is prohibited

- Within 25 feet of any entrance, exit, window, or vent for any building where smoking is prohibited
- In all enclosed areas of buildings which are public, or places of employment
- All common areas of building, enclosed and unenclosed, in multi-unit residential buildings
- Except: a landlord or manager of a multi-unit residence common area, designate a portion of the unenclosed area as a smoking area.



Additional

- Where smoking is not prohibited by code, any owner, operator, manager may declare any establishment or area as non-smoking.



New Multi-Family Buildings

- For all multi-unit developments built after 1/31/2017, smoking is prohibited in all units, including a private balcony, porch, deck, or patio.



Duties of a Rental Complex Landlord

Provide every prospective tenant:

- A document describing each designated smoking and nonsmoking unit with a diagram depicting the location of the units in relation to all others
- A copy of the policy for handling complaints regarding smoking
- Posting permitted/prohibited area signage



COMPLIANCE

Required Signage

- Posted outside every building or place where it's prohibited (including outdoor areas)
- “No Smoking within 25 feet” must be posted at every entrance or exit where it's prohibited
- Any ashtray in a no smoking area must have a sign within one foot stating: “Smoking Prohibited By Law – Extinguish Here”



Fremont Cannabis Laws

- Fremont cannot preempt State laws regarding the criminality of use or possession
- All commercial activity including deliveries and dispensaries are prohibited
- For personal use cultivation, 6 plants per residence, and up to 32 sq. ft. is the max
- No outdoor cultivation. Indoor lighting limited to 1200 watts
- Must register with FPD and have landlord permission
- Privately: Leases may prohibit smoking and/or use of illegal drugs (MJ is a Fed. Schedule 1 drug (no currently accepted medical use and a high potential for abuse)).



Questions

