

CITY OF MILPITAS

Building & Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.ci.milpitas.ca.gov



EXISTING BRICK, MASONRY & PRE-CAST FIREPLACE RECONSTRUCTION

1. PERMIT INFORMATION:

- A Building Permit may be issued only to a State of California Licensed Contractor or the Homeowner.
- Building Permits may be issued to a Homeowner for construction if that Homeowner indicates the intent to do his or her own work personally. If the inspection indicates the Homeowner is unable to perform the work satisfactorily, then a licensed contractor must perform the work.
- If the Homeowner is planning to hire workers, State Law requires the Homeowner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to inspection.

2. GENERAL INFORMATION:

- The repair of existing fireplace chimneys and fireboxes that have cracking or voids requires a building permit.
- All work must comply with the 2007 Building Code Standards (Building, Electrical, Mechanical, Plumbing and Energy) and the 2008 Milpitas Municipal Code.
- Tear down the damaged section past the problem area. There must be a minimum of 24" of existing reinforcing bars exposed above the existing chimney to tie in the new work. If no reinforcing bars are found you must continue to tear down until reaching the foundation or until the existing rebar is exposed for 24". The void between the exterior and firebox must be completely filled prior to starting of "Shoulder" and "Chimney" reconstruction.
- If restarting from foundation drill 5/8" by 8" deep holes in existing foundation and install (4) steel reinforcing bars, 1/2" rebar. Rebar shall be installed with approved epoxy, have epoxy at site for Inspector to approve.
- When 24" of existing reinforcing bars are exposed call for an inspection prior to continuing.
- After approval of the Building Inspector, rebuild the fireplace in accordance with CBC Chapter 21.
- Smoke alarms:** When the value of the work exceeds \$1,000, smoke detectors must be installed if they do not exist as follows: in each sleeping room, at a point centrally located in the corridor or area giving access to each separate sleeping area, and on each story. In existing construction, detectors may be battery operated. See CBC Section 907.2.10 and the separate handout on Smoke Alarms for more information.
- Spark arrester:** When the value of the work exceeds \$1,000, a spark arrester must be installed on fireplace chimneys if one does not exist per MMC Section II-3-2.06. Spark arresters shall be constructed in conformance with CBC Section 2113.9.1 or 2802.1. See separate handout on Spark Arresters for more information.

3. INSPECTION PROCEDURES:

- At least two inspections are required. The first inspection should be scheduled when the new steel and straps are installed. The final inspection should be scheduled after all work is complete. Permits expire 180 days after the last passed inspection. For each inspection, the Permit Card and the Approved Job Copy of the Drawings (if any) must be presented to the inspector. Permits expire 180 days after the last passed inspection.

4. QUESTIONS:

- If you have any questions regarding your project contact the Building & Safety Department at (408) 586-3240.