

CITY OF MILPITAS

Building & Safety Department
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240

www.ci.milpitas.ca.gov



IRRIGATION SPRINKLERS

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. BUILDING REQUIREMENTS

- The installation of a new irrigation system requires a plumbing permit. A permit is not required to repair and existing irrigation system, however the installation requirements for backflow prevention still must be met and a permit is required if a new backflow device is being installed.
- All work must comply with the 2007 Building Code Standards (Building, Electrical, Mechanical, Plumbing and Energy) and the 2008 Milpitas Municipal Code.
- An approved back-flow prevention device must be installed between the domestic water system and the irrigation system (CPC 603.4.6). If an anti-siphon valve is installed, it must be installed 6" above the highest sprinkler head or in accordance with it's listing.
- All hose-bibbs should have non-removable hose-bibb backflow preventers installed in accordance with CPC 603.4.7.
- 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

- A final inspection is required after all the work is completed. 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.