City of
FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
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MEMO

DATE: **August 31, 2005**

TO: **Nick Yovino, Director**

FROM: **Jerry Bishop**

SUBJECT: **ISO Containers**

The department policy dealing with ISO containers doesn't appear to reflect current attitudes. The Fire Department has been approving installations in the field, in some instances for several years and applicants feel they are incompliance based on this approval. Per current policy Code Enforcement is citing sites for non-approved containers including those with Fire Department clearance. Several of these cases have appeared at the Directors meeting or privately with the Director and approval agreements have been reached. I believe that we should revise the current policy to allow a process whereby this can be accomplished without special handling.

I have met with representatives of the Fire Department, our own building and structural staff and have reached a consensus as to Building and Fire Code requirements. We don't propose any changes to the planning process and believe that an entitlement is appropriate. For purposes of the building codes we have created the following general guidelines but reserve the right to modify based on individual circumstances.

1. Provide site plan and all planning requirements
2. Single height (no stacking)
3. Storage use only (no habitable space)
4. No flammable/combustible liquids or hazardous materials allowed.
5. No utilities (electricity, water, sewer)
6. No connecting structures between containers.
7. Minimum of 10' from buildings and property lines.
8. Maintain surrounding ground free of weeds and grass.

This approach would provide Building and Fire to allow most any structure that Planning allows. It will not cover all conditions but will give us general requirements that will significantly reduce confusion. Since the department is allowing multiple installations based on Director determination it behooves us to provide a mechanism that allows this ability under the building codes. Under these guidelines and after Planning approval Building would issue a minimum fee building permit and require an inspection to insure unit placement and any requirements generated by the entitlement.