

ARTICLE 1. FIRE LIMITS AND BUILDING REGULATIONS

4-101. FIRE DISTRICTS. The following described area is the city fire district: beginning at a point at the southwest corner of Lot 1, Block 11, Original Townsite, thence north along the east side of Baughman Street to a point on the north side of Santa Fe Avenue and the east side of Baughman Street; thence west along the north side of Santa Fe Avenue to the east side of College Street and Santa Fe Avenue; thence north along the east side of College Street to the centerline point of Central Avenue and the east side of College Street; thence east along the centerline of Central Avenue to a point on the east line of Baughman Street and Central Avenue; thence north along the east line of Baughman street to the center line of Sykes Avenue and Baughman Street; thence east to the centerline of the alley in Block 46; thence north to the centerline of Nebraska Avenue; thence east to the centerline of the alley in Block 47; thence south to the centerline of Sykes Avenue; thence east along the centerline of Sykes Avenue to a point on the west line of Glenn Street and Sykes Avenue; thence south to the beginning of Railroad Right-of-way; thence in a southwesterly direction to a point of beginning. (Ord. 478, Sec. 1; Code 1975)

4-102. UNIFORM BUILDING CODE INCORPORATED. There is hereby adopted and incorporated by reference, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, the Uniform Building Code, 1997 Edition, including appendix chapters 3,4,11,12,15,18 and 34, prepared and published by the International Conference of Building Officials is hereby incorporated by reference with deletions and alterations as set forth in this article, as authorized and provided for by the statutes of the State of Kansas, as the building regulations and requirements of the City relating to the construction, alteration, removal, equipment used in an occupancy, location and maintenance of buildings and other structures within the City. Such code being made as a part of the ordinances and code of the city as if the same had been set out in full herein, all as authorized and in the manner prescribed by K.S.A. 12-3009 through 12-3012 including any amendments thereto. No fewer than three copies of the Uniform Building Code, 1997 Edition, shall be marked or stamped "Official Copy as Incorporated by the Code of the City of Ulysses," and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours of business. (Ord. 1062)

Any person violating any provision of such code shall be punished as provided in section 1-112 of this code. (Code 2003)

4-104. AMENDMENTS AND ADDITIONS. Amendments and additions to the Uniform Building Code as incorporated herein are as follows:

(A) FEES. Each person requesting a permit, as required by Section 106 of the Uniform Building Code shall pay a permit fee. **Exception:** Grant County and the City of Ulysses, USD 214 or those specific projects the Governing Body has waived the permit fees. *The fees shall be as follows:*

- (1) For the erection or construction of any new building, structure or addition with a roof, or placement of a mobile home the fee shall be \$.05 per square foot of the floor area, of each floor, including garages and basements as measured by the outside dimensions thereof, with a base fee of \$20.00
- (2) For demolition of a residential building not connected to a sewer, gas or water lines and less than 200 square feet in total floor area, and based on the outside dimensions thereof, no charge. For the demolition of all other buildings or structures, the fee shall be \$10.
- (3) For repairing, equipping, remodeling, erecting antennas, or building and demolition work not covered in paragraphs (1) and (2) of this section, a fee of \$2 for the first \$1,000, \$2 for each additional \$1,000 or fraction thereof of the estimated or contract cost of such work, with a minimum fee of \$20. The minimum fee for non-structural residential concrete on City right-of-way, i.e. sidewalks or driveways shall be \$5.
- (4) For starting or commencing any work for which a permit is required without first securing a permit and payment of fees required in paragraphs (1), (2) and (3) of this section, the fee shall be double to the fee required in paragraphs (1) through (3) of this section.
- (5) No building permit or inspection shall be required for any accessory buildings used as tool and storage sheds, playhouses, and similar uses of less than 120 square feet in area and not over one story in height; for non structural repairs of less than \$1,000 value; or for residential *none structural* concrete that is not being placed on City right-of-way. Although no permit or inspection is required, all appropriate codes must be followed.

(B) "INCORPORATED." Dwelling Construction under the Uniform Building Code, 1997 Edition, prepared and published

by the International Conference of Building Officials is hereby incorporated by reference with deletions and alterations as set forth by City Code relating to dwelling construction within the jurisdictional limits of the City of Ulysses. Three copies of the "1997 Dwelling Construction under the Uniform Building Code" shall be filed with the city clerk and marked or stamped "Official Copy as incorporated by the Code of the City of Ulysses."

(C) PLAN REVIEW REQUIREMENTS. All plans must be reviewed and approved by the Building Official prior to starting construction.

(1) All non-residential projects, over 4000 sq./ft., are to be presented to the Inspections department a minimum of 4 weeks prior to the opening of bids to allow time for the appropriate plan review. We encourage that larger projects submit a preliminary set of plans at 95% of completion 4 weeks prior to submitting final plans. Smaller projects may be submitted nearer to the start date of construction. No permit will be issued until the plans have been reviewed and all needed items have been addressed to the satisfaction of the Building Official.

(2) Submittal documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit.

(a) Plans and specifications shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

(b) Plans for buildings of other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire- resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

EXCEPTION: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code. (ref. UBC '97 Section 106)

(3) Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application are to be

submitted to the Building Official within the specified time. Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review and approval by the building official prior to being installed. (ref. UBC '97 Section 106)

(4) Costs. All normal costs associated with the plan review are included in the permit fees. As for City / County government and projects approved by the governing body, which the permit fees are waived, the additional cost of all engineering review, hearing expenses, publication fees, etc. shall be the responsibility of the owner or the owner's agent. (Ord. 1096)

4-105. OFFICE OF BUILDING OFFICIAL CREATED. (a) The office of building official is hereby created and the executive official in charge shall be known as the building official.

(b) During the temporary absence or disability of the building official the appointing authority shall designate an acting building official.

(Ord. 472, Sec. 4)

4-106 SAME; BUILDING REMOVED. When a building or structure has been moved or demolished, the contractor person doing the work shall contact the building official for a final inspection. All concrete and debris shall be removed from the lot and holes filled in a manner so the lot or lots or tracts may be mowed. The sewer shall be sealed off in an approved manner. (Ord. 472, Sec. 15)

4-107 CRAWL SPACE. Ground level shall be at least two feet below the floor joists and the lot shall be properly sloped for drainage so that water will not collect in the crawl space. (Ord. 472, Sec. 9)

4-108. GRADING. Grading shall be designed for buildings, lawns and paved areas to assure adequate surface drainage. Protective slopes shall be designed to carry surface drainage away from the foundation walls to the street or alley. (Ord. 472, Sec. 10)

4-109. MISCELLANEOUS INSPECTION SERVICES. (a) A fee shall be charged for miscellaneous inspection services and reports, including but not limited to total house inspection requested by real estate agents, owners, or future owners of any structure, to determine city code compliance; assistance in locating existing property lines; inspection for day care center reports; and any other inspection not covered by

regular building, concrete, fuel gas piping, plumbing, electrical, mechanical permits, or other permits required by the code of the city.

(b) The fee shall be \$25, or if the services exceed one hour a rate of \$25 per hour; plus mileage at the state set rate for transportation outside the three-mile zoning area.

(c) The fee is due and payable within 30 days following the requested service. Unpaid accounts shall be assessed one percent per month for each month the fee remains delinquent. The fee is considered delinquent 30 days after the charge is incurred.

(Ord. 852, Secs. 1:3)

4-110. GENERAL CONTRACTOR; REGISTRATION. Any individual or company contracted to erect or construct any new building, structure or addition with a roof; move in or set a mobile home; renovate, side, stucco, alter, roof, re-roof, shingle, or repair roofs, shingles, decking, vents or caps on a structure or building; or other miscellaneous work which requires a building permit in the city and the three mile surrounding area shall register at city hall with the building official prior to performing any of these services.

The following information must be submitted for registration:

- (a) Registration form which includes:
- (1) Name of company and contact person.
 - (2) Address--permanent and temporary (if applicable).
 - (3) Phone numbers.
 - (4) Copy of approved test scores as required by this code.
 - (5) Liability insurance certificate with a minimum coverage of \$300,000, naming the city as a certificate holder.

The annual fee for contractor registration shall be \$75 per company and shall be effective until the end of that year. All registrations shall be renewed January 1st of each calendar year. (Ord. 1023, Sec. 1)

4-111. EXCEPTION. The property owners may do certain work on their residence as described in 4-201 of the city code without registration. (Ord. 950, Sec. 3)

4-112. INCORPORATING THERMAL TREATMENT STANDARDS. The following standards shall be adopted for the purpose of meeting KCC regulations as stated in Docket No. 110,766-U, for energy efficiency in new construction.

- (a) Residential Dwellings.

(1) New residential dwellings shall be equipped with storm windows and storm doors or other satisfactory window and door thermal treatment. Total heat loss shall not exceed 35 BTU's per square foot per hour of floor area of heated finished living space at a design temperature differential of 80 degrees Fahrenheit with a maximum of 1 2 air changes per hour.

(2) All dwelling structures shall be insulated to provide a minimum "R" rating of 30 for the ceiling and 19 for sidewalls. When insulation which does not incorporate a vapor barrier is installed, a separate vapor barrier shall be installed. This barrier shall be equal to six mill visqueen.

(b) Commercial Buildings. New commercial buildings shall be constructed so heat transmission loss of heated areas does not exceed 35 BTU's per square foot per hour of floor area based on a design temperature differential of 80 degrees Fahrenheit.

(c) Other. All installed air conditioning systems for new construction shall have minimum energy efficiency rating of 8.0 BUT's for air conditioners and 7.5 BTU's for heat pumps.

(Ord. 919, Secs. 1:4)