

# CONSTRUCTION SITE PLAN

## MUST BE APPROVED BY THE BUILDING OFFICIAL

Maximum Lot Coverages: R-R, R-S, R-1, R-1a= 30% R-2, R-3= 35%, M-H= 40%

**\*\*BUILDING SETBACK REQUIREMENTS\*\*:**

Detached structure: 3' from side property line, 3' from back property line , 10' from back property line if accessing the structure from the alley (GARAGE, CARPORT), 10' from principal structure.

Attached structure: 6' from side property line (15' if on a corner lot), 25' from front and back property lines.

DRAW YOUR CURRENT & DESIRED CONSTRUCTION IN THE BOXED AREA BELOW.

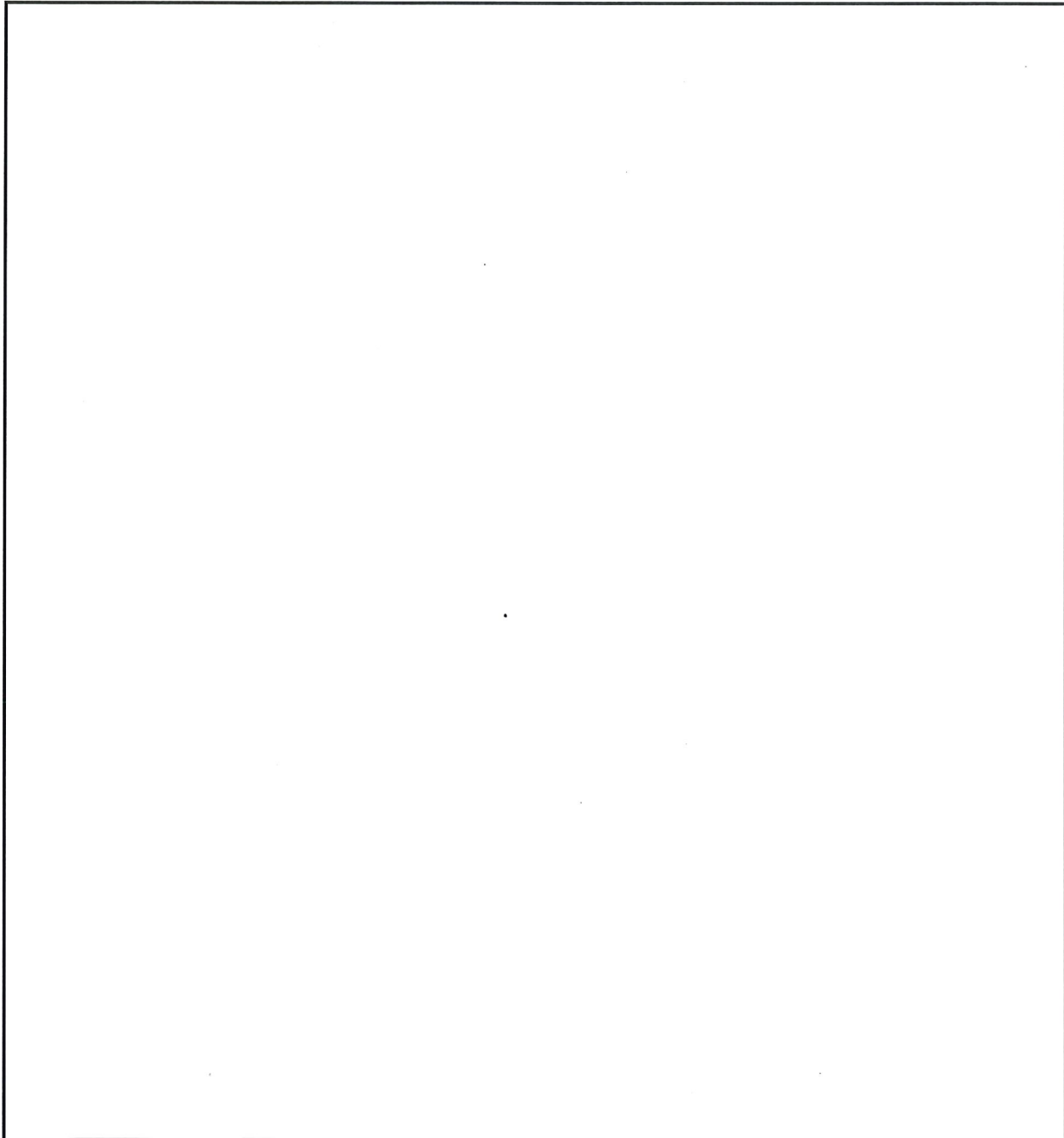
ENSURE THAT YOUR DRAWING IS AS CLOSE TO SCALE AS POSSIBLE.

Use the box below to draw ALL current & proposed structures located on your property and the sizes of each: House, sheds, ga-

Label North &  
South, alleyway &

PROPERTY ADDRESS:

Bold line  
represents  
property



COMPLETE INFORMATION ON BACK OF SHEET

## ACCESSORY STRUCTURE REQUIREMENTS

\_\_\_\_\_The accessory building CANNOT be taller than 16' (sixteen feet) above grade level.

\_\_\_\_\_The accessory building square footage CANNOT exceed the square footage of the primary building, excluding basements and attached garages.

Notice to Homeowners:

Permits may be issued to a homeowner to build, add to, renovate a house in which they reside. A homeowner may build the structure and perform their own building, wiring, heating, and air after the proper permits have been issued. The hiring of a laborer is allowed. However, if the homeowner employs a carpenter, general contractor, plumber, electrician, or mechanical installer, the hired individual shall be a contractor licensed by the City of Ulysses. Non-licensed help cannot be utilized.

Should you utilized any non-licensed help or contractors, this shall be grounds for immediate revocation of the building permit. I HEARBY AFFIRM THE ABOVE STATEMENTS ARE TRUE AND CORRECT AND ALSO AGREE TO COMPLY WITH ALL APPLICABLE PROVISIONS OF CHAPTER 4, BUILDINGS AND BUILDING REGULATIONS OF THE CODE OF THE CITY OF ULYSSES AND OTHER APPLICABLE REGULATIONS AND LAWS THAT APPLY. I AM AWARE THAT ANY VIOLATION OF THE ZONING REGULATION AND BUILDING CODE RESULT IN PENALTIES AND/OR IMMEDIATE REVOCATION OF THE PERMIT. **CONSTRUCTION MUST BE STARTED WITHIN 6 MONTHS AND WORK SHALL NOT BE SUSPENDED MORE THAN 120 DAYS OR THIS PERMIT SHALL BE NULL AND VOID. THIS PERMIT WILL EXPIRE IN ONE YEAR FROM THE DATE OF APPROVAL IS NOT COMPLETED**\_\_\_\_\_

IT IS THE CONTRACTORS/OWNERS RESPONSIBILITY TO LOCATE AND EXPOSE THE PROPERTY PINS (TO BE VERIFIED BY THE BUILDING OFFICIAL) WHERE THE PROPOSED CONSTRUCTION WILL BE.

YOU MAY CALL FOR AN INITIAL SITE INSPECTION \*AFTER\* PROPERTY PINS HAVE BEEN LOCATED AND THE CONSTRUCTION SITE HAS BEEN STAKED OUT.

PROPERTY OWNER: \_\_\_\_\_ PHONE # \_\_\_\_\_

CONSTRUCTION CONTRACTOR (if not the owner): \_\_\_\_\_

CONTRACTOR PHONE #: \_\_\_\_\_

1. WHAT ARE YOU CONSTRUCTING?: \_\_\_\_\_

2. SIZE OF NEW CONSTRUCTION: \_\_\_\_\_ X \_\_\_\_\_ TOTAL SQ FT: \_\_\_\_\_

3. LOT WIDTH: \_\_\_\_\_ LOT DEPTH: \_\_\_\_\_ TOTAL SQ FT OF LOT: \_\_\_\_\_

4. TOTAL SQ FT OF HOME (DO NOT INCLUDE ATTACHED GARAGES): \_\_\_\_\_

5. TOTAL SQ FT OF ATTACHED GARAGE: \_\_\_\_\_

6. COMBINED TOTAL SQ FT OF ALL ACCESSORY STRUCTURES (sheds, garages, carports, etc.) ON LOT: \_\_\_\_\_

7. WILL THIS STRUCTURE HAVE ELECTRICAL POWER?: YES NO

IF YES, HOW WILL IT BE SUPPLIED?: \_\_\_\_\_  
(If owner does not do the installation a City of Ulysses licensed electrician is required)

8. WILL THIS STRUCTURE HAVE GAS SERVICE?: YES NO  
(If yes, the service line will require a pressure test)

9. WILL THIS STRUCTURE HAVE PLUMBING?: YES NO  
(If owner does not do the installation a City of Ulysses licensed plumber is required)

10. HOW MUCH WILL THIS PROJECT COST? \$ \_\_\_\_\_ (ESTIMATE)

- (e) Pre-engineered kitchen fire extinguishing systems technician – a person who is certified by the National Association of Fire Equipment Distributors as a pre-engineered kitchen fire extinguishing systems technician.
- (f) Pre-engineered industrial fire extinguishing systems technician – a person who is certified by the National Association of Fire Equipment Distributors as a pre-engineered industrial fire extinguishing systems technician.
- (g) Engineered fire suppression systems technician - a person who is certified by the National Association of Fire Equipment Distributors as an engineered fire suppression systems technician.

**Sections 4-1002 to 4-1005. - Reserved.**

## **ARTICLE XI. – BUILDING APPLICATIONS, PERMITS AND FEES**

### **Section 4-1100. General – Permit required, application, approval and payment of fees.**

- (a) *Permit required.* It is unlawful for any person to construct, alter, remove, repair, demolish, locate, equip, use or occupy any building or structure in the City until a permit for any such purpose or purposes shall have been issued by the City. Such permit or permits shall be issued upon the filing of an application therefore by a licensed building contractor or the owner of such building or structure, the approval of such application by the building official and the arrangement for payment of such permit fees as listed in Chapter IV, Article 1, Section 4-104 may be required by this code and by requirements established by the city clerk.
- (b) *Application.* A building permit shall be issued upon an application in writing to the building official on a form or forms provided for that purpose. The application shall among other things, disclose the following:
  - (1) The name of the owner of the lot or tract of ground;
  - (2) The location of the building or structure;
  - (3) The building work proposed;
  - (4) The outside dimensions of the building by floors and dimensions of the basement (if any);
  - (5) The class of occupancy;
  - (6) The class of construction;
  - (7) Kinds of materials to be used for floors, walls, ceilings, roofs and foundations;
  - (8) The estimated cost of the work;
  - (9) The date work will commence;
  - (10) Expected date of completion;
  - (11) Name and address of contractor(s) doing the work; and



- (12) Such other information as may be pertinent to the issuance of the required permit.
  - (13) An application for a building permit shall be signed by the owner or his or her duly authorized agent, or a building contractor licensed by the City as may be authorized herein. If the application is made by the owner or his or her agent, it shall contain the name or names of the licensed contractor or contractors doing the work described in the application unless the owner is required by ordinance to be licensed as a building contractor. A building permit may be issued to the owner upon satisfactory evidence that all described work will be performed solely by the owner and that the proposed work will not be performed by an independent contractor or contractors otherwise required to be licensed.
- (c) *Issuance.* Upon approval of the completed application and a determination that a permit should be issued, the building official shall, over his or her signature, issue a permit to the owner or contractor, as the case may be, authorizing the building work covered by the application as approved, from and after the date of issuance.
- (d) *Duration of validity.* Any permit issued under this Section shall be valid and subsisting and work must begin within six (6) months from the date of issuance. Building work commenced for the purpose of this Section shall mean the beginning of building work other than the preparation of plans or the staking out of the building location or the letting of a building contract, provided that an applicant for a building permit under the ordinance codified in this Chapter shall give an estimate of time necessary to complete the work for which the permit is issued. The permit shall expire after one (1) year if the work has not been completed. The building official may, at the end of one (1) year, require an additional permit to allow for the completion of the original project.
- (e) *Plans and specifications—when required.* Whenever an application for a building permit is made, the building official may, if he or she finds it necessary to determine whether the building work described in the application will comply with the ordinances pertaining to such work, require that the applicant file a written description or drawing of the proposed building as may be prepared for the purpose. If such drawing or description is insufficient for the purposes of determining whether a permit should be issued, the building official may require the applicant to file complete architectural and engineering plans and specifications for such building, or any part thereof, as may be necessary for the inspector to determine compliance with the code.
- (1) For new commercial building projects, new multifamily dwelling structures, additions to existing commercial, additions to multifamily structures, and remodeling projects that require structural alterations and changes in occupancy of existing structures, a plan cover sheet must accompany a complete set of construction documents upon application for a building permit. This complete set of documents shall include at least one (1) set of specifications, as well as two (2) complete drawings of the architectural, structural, mechanical, electrical, elevator (if applicable) and plumbing systems associated with the construction project. Items that are to be included on this cover sheet shall include the following:
- (a) Type of project (new, addition, remodel, etc.);

- (b) Location (legal and street address);
  - (c) Architect (person responsible, address, phone number);
  - (d) Type of occupancy(ies);
  - (e) Construction type;
  - (f) Basic allowable area based upon the occupancy and type of construction;
  - (g) Percentage increased for open yards, stories and fire protection systems;
  - (h) Mixed occupancy ratio per floor and for total structure;
  - (i) Allowable stories and height limitations;
  - (j) Structural fire protection and applicable sections for particular construction types. In addition to this requirement, the designer shall provide ASTM, UL, etc., design numbers for all assemblies which require an applicable system;
  - (k) Information on applicable fire, life safety items (i.e., sprinklers, standpipes, fire alarms, smoke detection, emergency lighting, exit lighting and other applicable systems);
  - (l) Current adopted codes; and
  - (m) All drawings are to have the designer's seal applied to the system(s) for which they are responsible. This is including, but not limited to, structural, mechanical, plumbing, electrical, sprinkler, elevator, etc.
- (2) In addition to this cover sheet, the designers shall provide a floor plan that provides the following information:
- (a) Dimension lines indicating the distances to property lines, center lines, of public ways and other structures;
  - (b) Locations of all partitions five feet nine inches (5'9") or taller;
  - (c) Location(s) of all rated corridors;
  - (d) Location(s) of all rated shafts;
  - (e) Location(s) of occupancy separation wall(s);
  - (f) Location(s) of all area separation wall(s);
  - (g) Location(s) of all exterior exits;
  - (h) Each room/area shall be labeled according to usage;
  - (i) Each room/area shall have its occupant load calculated and listed



under its name/usage;

- (j) Total number of restroom fixtures, based upon occupant load, according to the Plumbing Code.
- (3) For additions to existing structures, the designer shall provide all of the information set out above in this Section. This data shall be based upon the overall scope of the existing structure and the new addition combined.
- (4) When applicable, an elevation certificate, as provided through the Federal Emergency Management Agency National Flood Insurance Program, shall be filed with the building official prior to the issuance of a certificate of occupancy.
- (5) Plans and specifications shall include, but not be limited to:
  - (a) Site plan;
  - (b) Floor plan; Elevators (two sides minimum);
  - (c) Typical wall sections;
  - (d) Foundation, roof, and floor framing;
  - (e) Description of plumbing and HVAC systems;
  - (f) Description of electrical systems; and
  - (g) Construction material specifications.
- (f) *Classification—Fees.* Before any person shall be issued a permit under the provisions of this code, a request for arrangement for payment of fees shall be made to the City according to Section 4-1100 (g)
- (g) Permit and contractor licensing fees.

All fees referenced in this Chapter shall be set forth in the fee schedule established in Chapter 4 of the Code of Ordinances, Article 1. The number of inspections for a project will be determined by the Building Official at the time of application. Work performed without a permit is subject to the regular fee being doubled and, in addition to any other penalties provided herein.

Building permits. 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 Fifteen Cents (.15) 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 Fifty Dollars (\$50.00). Fees for repairing or remodeling based on value, a minimum fee of Fifty Dollars (\$50.00), a value equal to or more than Ten Thousand Dollars (\$10,000.00) at Three Dollars (\$3.00) per thousand. Demolition fee of Fifty Dollars (\$50.00) for structures over Two Hundred (200) square feet. A fee of Twenty-Five Dollars (\$25.00) for Residential Driveways/Sidewalks along city right-of-way. A fee of Twenty-Five Dollars (\$25.00) for newly constructed fences. All plans must be reviewed and approved by the Building Official prior to starting construction. Exceptions: Grant County and the City of Ulysses, USD 214 or those specific projects the Governing Body has waived the permit fees. There shall be a double fee if work is in progress before obtaining a permit. Permit void in six (6) months if work

not commenced. Permit void in one (1) year if work not completed.

Electrical permits. For new construction the fees shall be Twenty-Five dollars (\$25.00) for Residential, Fifty Dollars (\$50.00) for Commercial, One Hundred Dollars (\$100.00) for Industrial. Panel size fees shall be Three Dollars (\$3.00) per space for Residential, Four Dollars (\$4.00) per space for Commercial and Industrial. Remodel and addition fees shall be Two Dollars (\$2.00) for each receptacle, Five Dollars (\$5.00) for special outlets, Five Dollars (\$5.00) for circuits added. There shall be a base fee of Fifty Dollars (\$50.00). There shall be a double fee if work is in progress before obtaining a permit. Permit void in six (6) months if work not commenced. Permit void in one (1) year if work not completed.

Mechanical permits. There shall be a base fee of Twenty Dollars (\$20.00). Twelve Dollars (\$12.00) for furnace up to 100,000 BTU's, Fourteen Dollars (\$14.00) for furnace over 100,000 BTU's. Twelve Dollars (\$12.00) for floor furnace. Twelve Dollars (\$12.00) for repairs and alterations. Ten Dollars (\$10.00) for appliance vent not included in appliance permit. Twelve Dollars (\$12.00) for air conditioning 3 ton. Fourteen Dollars (\$14.00) for air conditioning over 3 ton. Compressor and boilers according to the amount of BTU: Twelve Dollars (\$12.00) for 100,000 to 1,750,000. Twenty Dollars (\$20.00) for 100,000 to 500,000. Twenty-six Dollars (\$26.00) for 500,000 to 1,000,000. Sixty Dollars (\$60.00) for over 1,750,000. Ten Dollars (\$10.00) for air handling including 10,000 cubic feet. Ten Dollars (\$10.00) for ventilation system separate from heating and air. Fifty Dollars (\$50.00) for incinerator. Ten Dollars (\$10.00) for other. There shall be a double fee if work is in progress before obtaining a permit. Permit void in six (6) months if work not commenced. Permit void in one (1) year if work not completed.

Plumbing permits. There shall be a base fee of Twenty-five Dollars (\$25.00). Twenty Dollars (\$20.00) for water service line. Twenty Dollars (\$20.00) for sewer service line. Twenty Dollars (\$20.00) for gas service line. Fifteen Dollars (\$15.00) for water heater and replacement. Fifteen Dollars (\$15.00) for water softener and replacement. Fifteen Dollars (\$15.00) for irrigation or sprinkler system. One Hundred Dollars (\$100.00) for wastewater / septic system (county wide) new and replacement. Two Dollars (\$2.00) for all fixtures for new and remodeled construction. There shall be a double fee if work is in progress before obtaining a permit. Permit void in six (6) months if work not commenced. Permit void in one (1) year if work not completed.

All costs of third-party inspections shall be paid by the building permit applicant along with all permit fees required by ordinance.

Contractor License (New). There shall be a fee of Two Hundred Dollars (\$200.00) for all new contractor license applications.

Contractor License (Renewal). There shall be a fee of One Hundred Dollars (\$100.00) for the renewal of license applications.

Local Certificates for all trades. There shall be a fee of Twenty Dollars (\$20.00) for each tradesman card issued.

Sponsorship fee for examinations. There shall be a fee of Forty Dollars (\$40.00) for sponsorship fees for state or national examinations.

**Sections 4-1101 to 4-1104. - Reserved.**



more than 10 feet (3048 mm) above a walking surface.

**R308.6.6 Glass in greenhouses.** Any glazing material is permitted to be installed without screening in the sloped areas of greenhouses, provided that the greenhouse height at the ridge does not exceed 20 feet (6096 mm) above *grade*.

**R308.6.7 Screen characteristics.** The screen and its fastenings shall be capable of supporting twice the weight of the glazing, be firmly and substantially fastened to the framing members, and have a mesh opening of not more than 1 inch by 1 inch (25 mm by 25 mm).

**R308.6.8 Curbs for skylights.** Unit skylights installed in a roof with a pitch of less than three units vertical in 12 units horizontal (25-percent slope) shall be mounted on a curb extending not less than 4 inches (102 mm) above the plane of the roof, unless otherwise specified in the manufacturer's installation instructions.

**R308.6.9 Testing and labeling.** Unit skylights and tubular daylighting devices shall be tested by an *approved* independent laboratory, and bear a *label* identifying manufacturer, performance grade rating and *approved* inspection agency to indicate compliance with the requirements of AAMA/WDMA/CSA 101/I.S.2/A440.

**R308.6.9.1 Comparative analysis for glass-glazed unit skylights.** Structural wind load design pressures for glass-glazed unit skylights different than the size tested in accordance with Section R308.6.9 shall be permitted to be different than the design value of the tested unit where determined in accordance with one of the following comparative analysis methods:

1. Structural wind load design pressures for glass-glazed unit skylights smaller than the size tested in accordance with Section R308.6.9 shall be permitted to be higher than the design value of the tested unit provided that such higher pressures are determined by accepted engineering analysis. Components of the smaller unit shall be the same as those of the tested unit. Such calculated design pressures shall be validated by an additional test of the glass-glazed unit skylight having the highest allowable design pressure.
2. In accordance with WDMA I.S. 11.

## SECTION R309 GARAGES AND CARPORTS

**R309.1 Floor surface.** Garage floor surfaces shall be of *approved* noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**R309.2 Carports.** Carports shall be open on not less than two sides. Carport floor surfaces shall be of *approved* noncombustible material. Carports not open on two or more sides

shall be considered to be a garage and shall comply with the provisions of this section for garages.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**Exception:** Asphalt surfaces shall be permitted at ground level in carports.

**R309.3 Flood hazard areas.** For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be one of the following:

1. Elevated to or above the design flood elevation as determined in accordance with Section R322.
2. Located below the design flood elevation provided that the floors are at or above *grade* on not less than one side, are used solely for parking, building access or storage, meet the requirements of Section R322 and are otherwise constructed in accordance with this code.

**R309.4 Automatic garage door openers.** Automatic garage door openers, if provided, shall be *listed* and *labeled* in accordance with UL 325.

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Note a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

## SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

**R310.1 Emergency escape and rescue opening required.** *Basements*, *habitable attics* and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

### Exceptions:

1. Storm shelters and *basements* used only to house mechanical *equipment* not exceeding a total floor area of 200 square feet (18.58 m<sup>2</sup>).
2. Where the *dwelling* or *townhouse* is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in *basements* shall not be required to have emergency escape and rescue openings provided that the *basement* has one of the following:
  - 2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.