

DEVELOPMENT SERVICES NEWSLETTER

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MISSION STATEMENT:
“Our Mission is to encourage and promote safe, quality development and construction in the City of Salina.”

UPCOMING BUILDING ADVISORY BOARD

MEETING DATES:

- **September 9**
- **October 7**
- **November -no meeting
(Veterans Day Holiday)**
- **December 9**

BAB Meetings are at 4:00 p.m. in Rm. 107 of the City County Building at 300 W. Ash.



New Building Official Gets Started



Jim Brown was recently hired as the building official for the City of Salina. He began his duties on August 15th.

Jim comes to Salina after having worked for thirteen years as the building official in Prairie Village, Kansas. He also has experience as a building inspector and as a commercial construction superintendent.

Jim has extensive knowledge of the building codes and is certified as a ICC Building Official, Plans Examiner, Commercial and Residential Building Inspector as well as a certified LEED-Green Associate. He also brings experiences in the private building construction industry, commercial plans review, building inspections, fire safety processes, property maintenance code, and regulatory compliance.

Jim is a member of the International Code Council, Heart of America Building Official's Organization and has served on the Johnson County Contractor Education Committee. He earned a degree from the University of Nebraska-Omaha, and has attended multiple ICC code change hearings and construction and safety/security related classes.

Jim looks forward to making Salina his home and partnering with contractors, developers and property owners to facilitate, educate, and ensure safe construction for the City of Salina.

Jim welcomes visitors as he is settles in. Please feel free to stop by for a quick hello or call ahead if you would like to schedule some time to visit with him. Jim will also be visiting construction sites in the near future. Jim can be reached at 785-309-5715 or jim.brown@salina.org.

Keep Informed and Stay Involved:

Subscribe to mailing lists from the City's website at www.salina-ks.gov and keep up to date with:

- BAB meeting agendas
- Code Changes and Administrative Interpretations
- Continuing Education Classes

Per Resolution No. 10-6774, the following Valuation Data Table will go into effect on January 1, 2015.

Effective Jan. 1, 2015	BVD Square Foot Construction Costs, from 2009 IBC, w/ local modifiers	IA	1B	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters w/ stage	209.03	201.94	182.98	174.98	176.47	171.57	181.48	161.35	154.50
A-1	Assembly, theaters w/o stage	191.23	184.13	166.42	158.42	158.71	153.81	163.67	143.59	136.74
A-2	Assembly, nightclubs	160.09	155.52	140.64	135.01	136.30	132.65	139.79	123.65	119.04
A-2	Assembly, restaurants, bars	159.09	154.52	138.78	134.08	134.30	131.65	138.79	121.65	108.60
A-3	Assembly, church sanctuaries	193.14	186.04	168.19	160.21	160.58	155.68	165.58	145.46	138.61
A-3	Assembly, libraries, museums, etc.	162.16	155.07	136.96	129.98	128.60	124.70	134.60	113.47	107.62
A-4	Assembly, arenas, gymnasiums	190.23	183.13	164.56	157.49	156.71	152.81	162.67	141.59	135.74
B	Business Offices	148.66	143.26	140.00	131.71	119.49	115.16	126.25	105.04	100.10
E	Educational - Classrooms	175.15	169.10	152.47	147.34	139.09	132.06	140.48	121.55	116.97
F-1	Factory, moderate hazard	89.16	84.98	79.85	76.94	68.72	65.83	73.60	56.63	53.28
F-2	Factory, low hazard	89.16	84.06	79.85	76.02	68.72	64.91	72.68	56.63	52.36
H-1	High hazard, Explosives	83.59	79.41	75.20	71.37	64.23	60.42	68.03	52.14	NP
H-2,3,4	High Hazard	83.59	79.41	75.20	71.37	64.23	60.42	68.03	52.14	47.87
H-5	Hazardous Production Materials	148.66	143.26	138.49	131.71	119.49	115.16	126.25	105.04	100.10
I-1	Institutional, supervised environ.	149.38	144.12	139.85	132.35	122.75	119.52	130.32	110.27	105.94
I-2	Institutional, hospital	271.73	265.86	242.62	135.58	239.20	NP	247.37	223.49	NP
I-2	Institutional, nursing home	189.29	183.43	165.78	158.91	157.89	NP	164.93	142.19	NP
I-3	Institutional, restrained	184.09	178.22	160.93	154.08	153.62	147.91	159.73	137.92	130.54
I-4	Institutional, day care facilities	162.37	156.65	141.37	135.25	133.42	129.91	141.65	119.85	115.15
M	Mercantile	110.89	106.65	101.71	97.01	91.28	88.75	92.02	79.15	75.67
R-1	Residential, hotels	150.66	145.41	141.13	135.08	124.19	120.96	131.76	111.69	107.38
R-2	Residential, apartments(multi-fam)	126.05	120.80	116.53	110.48	100.19	96.94	107.76	87.71	83.38
R-3	Residential, one-and-two family	118.41	115.12	112.30	109.34	105.32	102.58	107.52	98.69	92.88
R-4	Residential, assisted living	149.38	144.12	139.85	133.80	122.75	119.52	130.32	110.27	105.94
S-1	Storage, moderate hazard	82.67	78.49	73.36	70.45	62.39	59.50	67.11	50.30	46.95
S-2	Storage, low hazard	81.75	77.57	73.36	41.72	62.39	58.58	66.19	50.30	46.03
U	Utility, miscellaneous	64.69	61.04	57.11	54.00	48.14	45.02	51.30	37.34	35.57

On January 1, 2015 the above valuation data table will take effect. The valuation data table is published by the International Code Council (ICC). In the fall of 2010 the City Commission passed a resolution allowing for incremental increases, over five years (2011-2015), to the square foot valuation for cost of construction. (Resolution 10-6774). The figures in red represent changes. The valuation data table for the City of Salina represents the ICC valuation figures, with the local modifiers applied. It is used to calculate and confirm construction costs per square foot, based on type of construction, which is the basis for calculating a commercial permit fee. It is also used in some instances to calculate a residential permit fee. This table will also be posted to the website by January 1, 2015. If you have any questions, please feel free to contact our office.

In addition to changes to the Valuation Data Table, there will also be some fee increases in 2015. The City of Salina **Comprehensive Fee Schedule, Article III** contains all fees for the Development Services Dept., such as residential & commercial building permit fees, plan review fees, inspection fees, and planning application fees. Some changes are as follows:

Fee Type	Current Fee	Effective 1/1/15, Resolution #14-7129
Commercial Plan Review	15% of the calculated fee or \$25.00 whichever is greater	20% of the calculated fee or \$35.00 whichever is greater
Residential Finished Living Space	.50 per sq. ft.	.55 per sq. ft.
Residential decks, porches, patio covers, carports, unfinished basements	.18 per sq. ft.	.20 per sq. ft.
Residential unfinished to finished space	.33 per sq. ft.	.35 per sq. ft.
Residential Plan Review (new one/two family dwellings, additions and remodels)	\$30.00	\$35.00
Pole & Pylon Signs	\$26.00 + \$1.60 per sq. ft.	\$50.00 + \$1.60 per sq. ft.
Egress Window Permit	\$40.00	\$50.00
<i>For a complete listing of all fees please visit www.salina-ks.gov or contact the City Clerk.</i>		



Attention Developers & Builders

Mail Boxes in New Developments

During the development stage of a new subdivision, it is the responsibility of the developer and/or builder to pay the costs necessary to bring streets, sidewalks, water, phone, gas, and electric service into a new development. The Post Office provides the service of mail delivery, however, they do not provide the mail receptacle.

It is the policy of the U.S. Postal Service that mail delivery to all new developments is **centralized delivery**, most often using **cluster box units (CBS)**. It is the responsibility of the customer (developers and builders) to provide the necessary mail receptacle equipment.

The authority for this is from the Postal Operations Manual (POM). Section 632, Mail Receptacles, states that:

Appropriate mail receptacles must be provided for the receipt of mail. The type of mail receptacle depends on the mode of delivery in place. Purchase, installation, and maintenance of mail receptacles are the responsibility of the customer.

The POM also advises that appropriate locations for installation be verified and approved by the Postal Service and local government.

To facilitate the most cost-effective delivery of mail into, the Post Office is committed to assisting all customers, both large developers and individual customers, with references for the purchase, installation, and maintenance of authorized mail receptacle equipment.

If you have any questions please contact the Salina Post Office at 785-827-3695.



Code Hearings

(On June 12, 2014 a memo, containing this information, was mailed to all licensed plumbing and mechanical contractors).

At the February 11, 2014 Building Advisory Board meeting members were asked what items of interest they would like to see addressed in 2014. One topic suggested by a board member was to consider using all International Code Council's full body of codes including the plumbing and mechanical codes. In light of this request and in anticipation of future formal code hearings, the Building Advisory Board (BAB) received presentations

from IAPMO representatives and ICC representatives relative to their plumbing and mechanical codes. The IAPMO representatives spoke at the April BAB meeting and the ICC representatives spoke at the May BAB meeting. Their presentations were for informational purposes only. There was no action taken by the board.

Staff plans to initiate code hearings later this year, or perhaps early in 2015, with an ultimate goal of adopting more current code versions. Staff has made no recommendations to the BAB membership regarding the International codes versus the Uniform codes.

CBO, BAB, CC Roles in the Code Adoption Process

As BAB staff liaison, the Chief Building Official's (CBO) role in the code hearing process is to compare the codes, identify significant changes and/or differences and then present that information to the board for their consideration. The Building Advisory Board (BAB) then considers, discusses, questions and ultimately makes a recommendation to the City Commission. The BAB recommendation is presented to the City Commission; the Commission decides whether or not to adopt new codes.

The codes, currently in effect, are the 2006 IBC, IRC, IFC, UMC, UPC and the 2005 NEC. Those codes were recommended for adoption by the Building Advisory Board following a code hearing process, which took place over many months and included public meetings of the Building Advisory Board, code committee meetings, and other public input. The City Commission adopted the codes on July 19, 2010 with an effective date of October 25, 2010.

Skilled trade masters and journeyman and contractors are encouraged to attend the code hearing meetings, as are general and specialty building contractors. There may also be an opportunity to serve on the Building Advisory Board or on a code review committee, appointed by the BAB, to further discuss a specific code.

You can stay informed by subscribing to the mailing list for the Building Advisory Board agendas and staff reports. Go to the city's website at www.salina-ks.gov, click on Mailing Lists, enter your email address, select the BAB agenda, and click on join. You will then receive emails containing BAB agendas/staff reports and you can decide if you would like to attend the meeting and participate in the discussion.

The Building Advisory Board currently has open positions. If you are interested in serving on the board, please submit an Expression of Interest (EOI) form to the City Clerk. This form is available online at <http://www.salina-ks.gov/boards>. Please call or email if you have any questions.

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Planning Division

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Visit the City Website
 at www.salina-ks.gov



Building Advisory Board Update

Board Members / Board Position:

Don Marrs, Chairman (Licensed Architect)
 Daryl Bixby, Co-Chairman (Licensed Class B or C contractor)
 David Miller * (Licensed Engineer)
 Mike Flory (Licensed Realtor)
 Chad Robinson * (Licensed Class A or B contractor)
 Carlin Zuker (Licensed Master Electrical tradesman)
 Mike Prester (Mechanical/HVAC contractor)
 Gary Palmateer (Licensed Master Plumbing tradesman)
 Ryan White (Licensed Electrical contractor)
 Jim Ravenkamp (Licensed Master Mechanical tradesman)
 Aaron Starmer * (Plumbing Contractor)

**Newly appointed members (August 2014)*

Special thanks to Vernie Stillings and Jim Manley for their years of service on the Building Advisory Board.

If you are interested in serving on the Building Advisory Board, you need to submit an "Expression of Interest" form to the City Clerk's office. Forms are available at the City-Clerk's office, 300 W. Ash, Room 206 or online at www.salina-ks.gov.

If you would like to present an item to the Building Advisory Board, please contact Jim Brown at jim.brown@salina.org, Gary Hobbie at gary.hobbie@salina.org, or Kelly Shotigian at kelly.shotigian@salina.org, or call 785-309-5715. Some items require an application submittal and payment of an application fee prior to being placed on the agenda.

KEEP IT CLEAN!

REMINDER TO ALL CONTRACTORS

Please keep your construction sites clean. This includes keeping the area clear of construction debris and trash, such as shingles, house wrap, and scrap lumber, drink cups, fast food trash. Tall grass and weeds must be mowed and maintained to less than 8 inches, including the right-of-way areas, throughout the construction period.

Code violations that are confirmed by city staff will result in issuance of a violation notice to the property owner. Tall grass & weeds notices are issued only one time during a season; future violations are abated by the city and the abatement expenses are billed to the property owner.

