

## Development Services Newsletter

### Major Commercial Projects for 2014

St. Mary's Grade School  
304 E. Cloud  
Addition

KSU Bulk Solids Research Facility  
607 N. Front St.  
New Building

Shoe Carnival  
Buffalo Wild Wings  
2584/2588 S. 9th  
New Building

Kwik Shop  
1727 W. Crawford  
New Building

Veris Technologies  
1925 Clay Ridge Ct.  
New Building

Storage Mart  
1540 W Schilling  
New Building

Ross Dress for Less  
2259 S. 9th  
Tenant Remodel

Hillside Shops  
1200 E. Crawford  
New Building

Kansas Wesleyan University  
100 E. Clafin  
New Athletic Facility, Phase I

Montessori School  
1312 McAdams  
New Building

Bennett Autoplex  
651 S. Ohio  
Showroom/Bldg Remodel

Save-A-Lot Grocery Store  
511 E. Iron  
Renovation/Remodel

### 2014 Development Summary

Permits issued for the development of property in 2014 (*as of 11/30/14*) included 53 new homes, 15 new commercial buildings, and 144 additions, tenant finishes and remodels to existing buildings and homes. 337 building permits have been issued with a total valuation of \$31,000,508. We look forward to 2015 and the opportunity to partner with developers, property owners, and design professionals to support, facilitate, and encourage quality development for the City of Salina.

#### Shoe Carnival & Buffalo Wild Wings



Veris Technologies



St. Mary's Grade School

#### Montessori School



#### Hillside Shops



Kwik Shop



# NEWS, NOTES & REMINDERS



## 2015 Valuation Data Table

The annually updated valuation data table adopted by the City Commission (Resolution 10-6774) goes into effect on **January 1, 2015**. This table represents the ICC valuation table, with local modifiers applied. It is used to calculate or confirm construction costs per square foot, based on type of construction, and is the basis for calculating a commercial permit fee. The table was included in the August Development Services newsletter and can also be found at:

<http://www.salina-ks.gov>

[click on Departments / Building Services / Fees](#)

## Fee Increases for 2015

The Comprehensive Fee Schedule for the City of Salina was adopted by the Salina City Commission, in August, as part of their approval of the 2015 budget. There are several changes to the building permit and inspection fees and to planning and zoning fees. **All fee changes are effective January 1, 2015.** A complete listing of all Development Services fees (Article III), as they are listed in the City of Salina Comprehensive Fee Schedule, can be obtained from the City Clerk's office.

| <b>Fee Type</b> <i>(highlights only, does not include all fee changes)</i>   | <b>Current Fee</b> | <b>New Fee</b> |
|--|--------------------|----------------|
| Additional TCO inspections (fee is per dept./div. represented at inspection) | \$41.00            | \$45.00        |
| Re-inspection fee  | \$41.00            | \$45.00        |
| Egress Window  | \$40.00            | \$50.00        |
| Residential Permit Fees: (per sq. ft.)                                       |                    |                |
| * Finished Space   | \$0.50             | \$0.55         |
| * Unfinished to Finished   | \$0.33             | \$0.35         |
| * Unfinished   | \$0.18             | \$0.20         |
| * Garages & Sheds  | \$0.18             | \$0.20         |
| Residential Plan Review (new homes, additions, and remodels)                 | \$30.00            | \$35.00        |
| Commercial Plan Review (percentage of labor/materials valuation)             | 15%                | 20%            |

## **Attention...Plumbing and Mechanical Contractors and Skilled Tradesmen**

During multiple meetings in 2014, the Building Advisory Board discussed the Uniform Plumbing and Mechanical Codes (UPC/UMC) versus the International Plumbing and Mechanical codes (IPC/IMC). **The board has not made any decisions or recommendations regarding the potential adoption of either of these codes.**

At the December 9 meeting, the board established a committee to perform a study of the differences between the 2012 UMC and UPC and the 2012 IMC and IPC. The board recommended that the committee consist of three board members and some "at large" members from the trades professionals in our community. In attendance at the meeting were approximately 15 contractors. Chairman Marrs asked for volunteers to serve on this committee; no one volunteered. **If you are interested in serving on this committee, please contact Building Services on or before December 17, 2014, at 785-309-5715**

**Continuing Education credit hours will be given for attending the committee meetings.**

**The first meeting of this committee has been scheduled for Friday, December 19 at 2:00 p.m.**

The committee is being asked to review and discuss the two codes and bring a recommendation back to the Building Advisory Board as to which code (Uniform or International) they wish to include in the code hearings.

If the committee recommends, and the board approves, a recommendation for the Uniform Mechanical and Plumbing Codes then the Building Advisory Board will study a comparison of the changes from the 2006 to the 2012 UMC and UPC; the IMC and IPC will not be included in the code hearings.

If the committee recommends, and the board approves, a recommendation for the International Mechanical and Plumbing Codes then the Building Advisory Board will study a comparison of the changes from the 2006 to the 2012 IMC and IPC; the UMC and UPC will not be included in the code hearings.



**NEW**

## Residential All Roughs Inspection Policy

**NEW**

Earlier this year, over several months, Building Services staff reviewed and analyzed inspection procedures related to rough inspections for residential construction. We noted that the process and administration of re-inspection fees has not encouraged efficient inspections which results in some contractors calling for numerous rough inspections. In an effort to improve the efficiency of scheduling and performing rough inspections for permitted residential construction projects, the following policy will take effect on **January 1, 2015**.

Residential rough electrical, rough mechanical, rough plumbing (DWV, water piping), rough framing, rough gas piping and rough radon will be scheduled and performed at the same time.

**Applies to:** Permits issued for new home construction, additions to homes, remodel work on homes, and basement finish work on homes.

**Includes: Rough Inspection Types:**

- Electrical
- Mechanical
- Gas piping
- Plumbing (DWV, water piping)
- Framing
- Radon

*Note: Based on the scope of work for a permitted project, not all of the above listed rough inspection types will be required.*

**General Contractor's Responsibility:** Once *all* of the applicable disciplines of rough work have been completed and are ready for inspection, the general contractor will call for a "Residential All Roughs" inspection. The general contractor should communicate with his sub-contractors to assure that they are ready for inspection prior to requesting and scheduling an inspection. The inspector will arrive on site to perform the inspection with the expectation that all work for the roughs are completed and ready for inspection, including the availability of any required and approved drawings or plans (typically applies to framing rough).

**Re-Inspection Fees:** Each issued permit that requires rough inspections (one or more disciplines) will include two "roughs" inspections in the permit fees paid at the time of permit issuance. Additional fees for inspections

related to "roughs" and scheduled at the request of the contractor, will be charged as re-inspection fees.

When a re-inspection fee is incurred the inspector will notify the general contractor *via email*. The contractor may make payment directly to the Development Services Department, Room 201. Individual statements will not be sent to the contractor; payments can be made via phone using a credit card or in person in Room 201. Re-inspection fees shall be paid in full by the general contractor prior to scheduling a final inspection for the project.

If the general contractor wishes to customize the manner in which they want rough inspections to be done, for any reason, they can do so by paying the fees for additional inspections. If the general contractor has not been approved for an exception and there is no special condition stating such on the permit re-inspection fees will be charged after the first two inspections for the residential roughs.

The goal in implementing the "**Residential All Roughs**" policy is to empower the general contractor to assure precise communication and coordination with his sub-contractors, reduce the number of calls the general contractor has to make to schedule rough inspections, and reduce the number of trips that the inspector makes to the job site for rough inspections.

All building permits issued after January 1, 2015 for new home construction, additions, remodels and basement finish work will be subject to the "residential all roughs" policy.

**This information was distributed in October via USPS to residential contractors who obtained permits from April 2013 to October 2014 for new homes, residential major remodels, and residential major additions; and also to those who subscribe (online) to notifications. If you have any questions about this policy, please contact our office 785-309-5715 or you can email:**

Jim Brown, Building Official, [jim.brown@salina.org](mailto:jim.brown@salina.org)

Gary Hobbie, Dept. Director, [gary.hobbie@salina.org](mailto:gary.hobbie@salina.org)



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Phone: Planning 785-309-5720  
FAX: (785) 309-5713

Visit the City Website  
at [www.salina-ks.gov](http://www.salina-ks.gov)



### UPCOMING BUILDING ADVISORY BOARD MEETING DATES

**January 13, 2015**  
**February 10, 2015**  
**March 10, 2015**

Building Advisory Board Meetings are at 4:00 p.m. in Rm. 107 of the City County Building, 300 W. Ash and are regularly scheduled on the second Tuesday of each month, except holidays. If there are no agenda items to be heard or if there is no quorum then the meeting is cancelled.

These meetings are approved for continuing education credit hours for City of Salina licensed contractors.

## **Building Advisory Board** **Board Members / Board Position:**

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

### **Serving on the Building Advisory Board**

If you are interested in serving on the board, you can submit an Expression of Interest (EOI) form at any time. (forms are available on the City of Salina website) You must meet specific requirements for the vacant position such as type of contractor, licensed realtor or design professional, as outlined above. Board members can serve two consecutive four year terms (does not include a partial term due served to fill a vacated position) served and then must vacate their position for at least one term and then can submit an EOI to serve again.

### **Code Amendments**

If you wish to propose a local code amendment to any of the adopted model codes, you may do so by submitting an application with supporting argument and documentation for the code amendment request. A non-refundable application fee applies. Contact Building Services for further details.

### **Appealing a Code Interpretation by the Building Official**

If you disagree with an interpretation of any of the adopted codes and Chapter 8 ordinances (local amendments), you can appeal to the Building Advisory Board. A non-refundable application fee applies. Contact Building Services, Sue Cline, for further details.

### **Continuing Education for BAB Attendance**

City of Salina qualified individuals for licensed building contractors and masters and journey-men skilled trades contractors can attend BAB meetings and obtain continuing education credit. For every hour of attendance an individual receives one-half hour of continuing education credit. If the meeting does not last at least one hour, then a minimum of 30 minutes will be credited.

### **Know What's Going On With BAB**

If you would like to keep up with the activities of the BAB, we encourage you to subscribe to the BAB meeting notices. (City of Salina website, click "Mailing Lists" and sign up). Agendas are emailed about one week prior to the scheduled meetings.

*We encourage and welcome your interest.*