



# Happy Holidays

December 2015 45th Edition

## Development Services Newsletter

### Major Commercial Projects for 2015

Heusner Elementary School  
1300 Norton  
Addition & Remodel

Coronado Elementary School  
2725 Ray  
Addition & Remodel

Cottonwood Elementary School  
215 S. Phillips  
Addition & Remodel

Oakdale Elementary School  
811 E. Iron  
Addition & Remodel

Schilling Elementary School  
3121 Canterbury  
Addition & Remodel

Meadowlark Elementary School  
2200 Glen  
Addition & Remodel

Kansas Wesleyan University  
100 E. Clafin  
Sports Complex/Grandstand

Heritage at Hawthorne, Phase II  
715 N. 9th Street  
16 new dwelling units

Lakewood Middle School  
1135 Lakewood Circle  
Addition & Remodel

Rib Crib  
3025 S. 9th Street  
New Building/Restaurant

Med Express  
2700 S. 9th Street  
Remodel (medical care facility)

The Bicentennial Center  
800 The Midway  
Major Remodel/Renovation

### 2015 Development

Permits issued for the development of property in 2015 (as of 11/30/15) included 65 new homes/dwelling units, 14 new commercial buildings, 30 additions to existing buildings, and 314 tenant finishes, remodels, renovations to existing structures with a total valuation of \$66,894,494. We look forward to 2016 and the ongoing opportunity to partner with developers, property owners, and design professionals to support, facilitate, and encourage quality development for the City of Salina.



Med Express

Kansas Wesleyan University  
Sports Complex/Grandstand



Meadowlark Elementary  
School Addition



Rib Crib Restaurant





## NEWS, NOTES & REMINDERS



### Code Adoption Process



The Building Advisory Board and the appointed code review committees began the process of studying and discussing an update to the model building codes in September 2014. This process has been ongoing in anticipation of making a final recommendation to the City Commission for adoption of new codes. The Building Advisory Board makes a recommendation but the City Commission, as the Governing Body, has the authority to adopt the building codes.

Code review committees were appointed by the Building Advisory Board; each consisting of at least three board members. Each committee met and reviewed a comparison between the 2006 and 2012 versions of each model code (2008/2011 NEC) and also drafted local code amendments for each. Several contractors, who are not Building Advisory Board members, also participated in this process by attending one or more code review committee meetings and providing their opinions and suggestions.

#### Codes under consideration at this time are:

- 2012 International Building Code (IBC)
- 2012 International Fire Code (IFC)
- 2012 International Residential Code for 1-2 Family Dwellings (IRC)
- 2011 National Electric Code (NEC)
- 2012 Uniform Plumbing Code (UPC)
- 2012 Uniform Mechanical Code (UMC)
- 2012 International Energy Conservation Code (IECC)

The Building Advisory Board plans to make a final recommendation, in early 2016, to send to the City Commission for their consideration.

### Gas Air Tests-Reminder

Please remember these code requirements when setting a gas air test for new construction or for a dormant or repaired service:

- Use a 10 lb. gauge with one-tenth lb. increments
- Set your test between 10 and 15 lbs. and use a marker to mark the gauge to indicate where you set the test.

- Air test needs to hold at a minimum of 10 lbs. for 15 minutes
- Do not “peg out” the gauge

Remember, that for new construction, a gas air test that is approved by the inspector does not automatically result in release of the gas meter. Typically, once the furnace is installed & “flued”, inspected & approved, city inspection staff notifies Kansas Gas Service to release the meter.

### Documents Required at the Job Site

We occasionally find that inspection record cards (aka: job cards) and approved plans are not on the job site at the time of inspection. These documents are required to be at the job site; without them the inspectors cannot complete their inspections. We suggest that you furnish a document box, tube or some other sort of weather proof container on the site to hold these documents. Beginning at the time of the footing inspection, these documents are necessary so the inspector can confirm setbacks and assure that there are no issues related to easements and the location of the building.

If the inspector can't perform an inspection, due to the lack of documentation on the job site, this can delay progress on your project. Please be sure that the inspection record card and all approved plans (as given to you at the time of permit issuance) are on the site, or that a representative is on site with the documentation in hand, otherwise the inspection will need to be re-scheduled and a re-inspection fee will be charged.

We appreciate your cooperation so that we can continue to provide inspections in a timely manner and avoid costly delays. If you have any questions about this requirement contact Jim Brown, Building Official.

### Know the Project Number & Address

When requesting inspections please have the **project number** and the correct **job site address**. If you are not at the job site, we suggest you keep a notebook, a memo on your smart phone, a project list on your I-pad, a sticky note on the dash of your truck, whatever works for you, so that you have this information when you call us to schedule an inspection. If you are a sub-contractor, ask the general contractor for this information before you begin work.



## Fee Information 2016

### 2016 Valuation Data Table

There are no changes in the valuation data table from 2015 to 2016.

### Fee Increases for 2016

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 2016 budget. There are numerous changes to the residential and commercial permit fees. **All fee changes are effective January 1, 2016.** 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>COMMERCIAL PERMIT FEES:</b> (also used in some instances for residential permit fee calculation)		
<b>Valuation</b>	<b>Current Fee</b>	<b>Fee Effective 1/1/16</b>
First \$500	\$25.00	\$27.50
Next \$1,500	\$2.25 per \$100	2.48 per \$100
Next \$23,000	\$11.50 per \$1,000	11.65 per \$1,000
Next \$25,000	\$8.50 per \$1,000	9.35 per \$1,000
Next \$25,000	\$6.25 per \$1,000	6.88 per \$1,000
Next \$25,000	\$5.25 per \$1,000	5.78 per \$1,000
Next \$400,000	\$4.50 per \$1,000	4.95 per \$1,000
Next \$500,000	\$3.75 per \$1,000	4.13 per \$1,000
Next \$1,000,000	\$2.25 per \$1,000	2.48 per \$1,000
Commercial Plan Review Fee	20% of the calculated fee or \$35, whichever is greater	25% of the calculated fee or \$45, whichever is greater

### **Some Other Fee Increases:**

<b>Fee Title/Name/Description</b>	<b>Current Fee</b>	<b>Fee Effective 1/1/16</b>
<b>Residential</b> Finished Living Space	.55 per sq. ft.	.60 per sq. ft.
<b>Residential</b> Decks, Porches, Patio Covers, Carports and Unfinished basements	.20 per sq. ft.	.25 per sq. ft.
<b>Residential</b> Detached Garages, Sheds, Access. Bldgs.)	.20 per sq. ft.	.25 per sq. ft.
<b>Residential</b> Unfinished to Finished	.35 per sq. ft.	.40 per sq. ft.
<b>Residential</b> Plan Review Fee	\$35.00	\$45.00
Inspections outside business hours (1 hr minimum)	\$60.00/hour	\$62.00/hour
Investigation fee (work without permit fee) or Reinstatement of a permit (in add'n to permit fee)	125% of calculated permit fee	150% of calculated permit fee
Application/Request for Building Code Appeal or Building Code Amendment Request	\$110.00	\$125.00
Duplicate Inspection Record (Job Card)	\$20.00	\$25.00
Limited Service and Repair (LSR) Permit (such as AC, water heater & other equipment replacement)	\$35.00	\$40.00

**A complete listing of Article III fees including all fee increases can be found on the City's website**



**Building Services Division  
Planning Division**  
300 W. Ash, Room 201  
P.O. Box 736  
Salina, KS 67402-0736

Phone: Building Services  
(785) 309-5715  
email: [building.services@salina.org](mailto:building.services@salina.org)

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 12, 2016**  
**February 9, 2016**  
**March 8, 2016**

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:**

Daryl Bixby, Chairman (position: B or C contractor)  
David Miller, Vice-Chairman (position: Design Professional/Engineer)  
Mike Flory (position: Realtor)  
Chad Robinson (position: A or B contractor)  
Ralph Carter (position: Mechanical / HVAC contractor)  
Gary Palmateer (position: Master plumbing tradesman)  
Aaron Starmer (position: Plumbing contractor)  
Ryan White (position: Electrical contractor)  
Jim Ravenkamp (position: Master mechanical tradesman)  
Mike McCall (position: Design Professional/Engineer)  
**Vacant (position: Electrical master or journeyman)**

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

If you are interested in serving on the board, please submit an Expression of Interest (EOI) form at any time. (submit EOIs 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) 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.*