



Development Services Newsletter

INSIDE THIS ISSUE:

Staffing Changes.....1

News, Notes and Reminders.....2

Code Amendment 2009 IECC.....3

Code Amendment Request 2012 UPC.....3

BAB Update.....4

New Building Official



Sean Pilcher was recently promoted to the position of Interim Building Official for the City of Salina. Sean began employment with the City of Salina, Building Services Division, in 2005. He has served as building inspector, residential plans reviewer and commercial plans reviewer over the past twelve years.

Sean has a solid knowledge of the building codes and holds multiple ICC and IAPMO certifications including plumbing inspector, mechanical inspector, residential inspector, and building plans examiner. He is also a licensed mechanical journeyman and plumbing master skilled tradesman.

Sean is a member of the International Code Council (ICC), Heart of America Building Official's Organization and the International Association of Plumbing and Mechanical Officials (IAPMO).

Sean also serves as staff liaison for the Building Advisory Board. He will continue to perform field inspections, particularly final inspections for commercial projects, and he will also continue performing plan reviews for commercial projects.

Sean welcomes your input and questions. 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. Sean can be reached at 785-309-5715 or email at sean.pilcher@salina.org.

STAY INFORMED AND STAY INVOLVED

Subscribe to email lists from the City's website and keep up to date with:

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

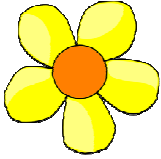
Go to www.salina-ks.gov, click on City Government, then click on Email Notifications



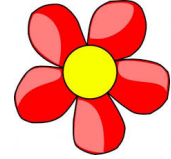
Gary Hobbie, the former director of Community and Development Services, retired this past July.

Mike Schrage, Deputy City Manager, is currently the Acting Director of Community and Development Services (Divisions: Planning, Building Services, Neighborhood Services and Community Relations).

The process is underway to hire a new Community and Development Services director.



NEWS, NOTES & REMINDERS



Permit Fees for 2018

Fees, that did not increase in 2017, will increase by about 3% in 2018. Some fees that will be affected are:

- Commercial building permit fees
- Residential building permit fees
- LSR (Limited Service/Repair) permit fees (water heaters, furnaces etc)
- Other miscellaneous fees such as after hours inspections, re-inspections, and plan review.

Fee changes to the City of Salina's Comprehensive Fee Schedule will go into effect on January 1, 2018.

There will be no change to the Valuation Data Table for 2018.

Preparing for a Final Inspection

Whether your construction project will require multiple final inspections to facilitate phased occupancy or whether it will require only one final inspection, the following checklist should be helpful to you in determining if you are ready to schedule a final inspection:

- **Review the special conditions and deferred submittals for the permit.** Know the status of special conditions and deferred submittals (deadlines, notification and inspection requirements, etc.). The special conditions and deferred submittals are listed on the conditions list which was provided to you at the time of permit issuance along with all approved documents and plans.
- **Check to confirm that all required interim inspections have been performed and approved by City inspectors.** The required inspections are indicated on the Inspection Record Card (aka: Job Card) which is given to you at the time of permit issuance and is required to be on the job site throughout the construction period. You may also call the office to review the status of your inspections, prior to scheduling a final inspection.
- **Are all the meters (water, electric, gas) installed and operational?**

- **Are all site improvements completed per approved plans?** (Including but not limited to parking lot, striping of parking stalls including ADA stalls, landscaping, sidewalks, trash enclosure, lighting, drainage improvements, etc.)
- **Payment of any outstanding fees** associated with the permit such as re-inspection fees, duplicate job card fees, etc.

Reminder...

1. **Project Number,**
2. **Address,**
3. **Contractor's Name, and**
4. **Type of Inspection...**



...are what we need to schedule your inspection.

General Contractors: Give the address and project number to your subs at the beginning of the job.

Building Codes Currently in Effect

- 2012 International Building Code (IBC)
- 2012 International Fire Code (IFC)
- 2012 International Residential Code for One-Two Family Dwellings (IRC)
- 2012 Uniform Plumbing Code (UPC)
- 2012 Uniform Mechanical Code (UMC)
- 2011 National Electrical Code (NEC/ aka: NFPA 70)
- 2009 International Energy Conservation Code (IECC)

All of the above listed codes also have associated local code amendments, which can be found on the City's website at <http://www.salina-ks.gov/content/18394/18522/22736/23002/23008/default.aspx>



2012 International Energy Conservation Code Repealed... 2009 International Energy Conservation Code Adopted

On October 3, 2016 the Salina City Commission passed Ordinance No. 16-10851, which adopted the 2012 edition of the International Energy Conservation Code (IECC) by reference and the related local amendments. The effective enforcement date of that code was January 1, 2017.

In June of this year, the Building Advisory Board heard a request from Jeff Gillam, on behalf of the interests of many contractors and design professionals, to consider repeal of the 2012 IECC and adoption of the 2009 IECC with amendments.

The Building Advisory made a recommendation to repeal the 2012 IECC and adopt the 2009 IECC with amendments, and on July 17, 2017 the Salina City Commission considered their recommendation and passed, on first reading, Ordinance No. 17-10892 which amends Chapter 8 of the Salina Municipal Code by repealing the 2012 IECC and adopting the 2009 IECC, with local code amendments.

In the near future, the City's website will be updated to include the new ordinance language. If you would like a copy of the ordinance, please contact the City Clerk's office and ask for Ordinance No. 17-10892.

If you have any questions about the 2009 IECC local code amendments (which are contained in the ordinance), please contact Sean Pilcher, Interim Building Official.



BAB Considers Request to Amend the 2012 Uniform Plumbing Code

The Building Advisory Board (BAB) held their regularly scheduled meeting on August 8, 2017 during which they considered a request for a local code amendment to the 2012 Uniform Plumbing Code as it relates to plumbing fixture counts, particularly in restaurant occupancy classifications.

The Board heard the application, submitted by Jeff Maes, and following discussion, they determined that further review and discussion should take place in committee. The board appointed a four person committee consisting of board members Mark Frazier, David Miller, Mike McCall and Rick Walters.

The committee held their first meeting on August 15, 2017. Following discussion and consideration of a possible code amendment to the 2012 Uniform Plumbing Code, the committee recommended that the Building Advisory Board deny the applicant's request for a code amendment to change the plumbing fixture count requirements. The committee's recommendation will be taken to the Building Advisory Board, for full board consideration, at their regularly scheduled meeting on September 12, 2017.

**Building Services Division
Planning Division**

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

**UPCOMING BUILDING
ADVISORY BOARD
MEETING DATES**

September 12
October 10
November 14
December 12

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.

Board Members / Board Position:

David Miller, Chairman (position: Design Professional or Engineer)
Mike Flory (position: Licensed Realtor)
Mark Frazier, Vice-Chairman (position: Plumbing contractor)
William McBride (position: Electrical master or journeyman)
Ryan White (position: Electrical contractor)
Mike McCall (position: Design Professional or Engineer)
Rick Walters (Master Plumber)
Gregory Nichols (City of Salina Licensed Class B or C Contractor)
Kevin Cool (City of Salina Licensed A or B contractor)
Scott Krous (City of Salina Licensed Master mechanical tradesman)
Open Position (City of Salina Licensed Mechanical / HVAC contractor)

If you would like to present an item to the Building Advisory Board, please contact:

- Debbie Peterson at debbie.peterson@salina.org
- Sean Pilcher at sean.pilcher@salina.org

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 served due to filling 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), after visiting with the inspector, the building official, and/or their superiors, you can appeal to the Building Advisory Board. A non-refundable application fee applies. Contact Building Services for further details.

Continuing Education for BAB Attendance

City of Salina qualified individuals for licensed building contractors and masters and journeymen skilled trades contractors can attend BAB meetings and obtain continuing education credit.

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.