

CHAPTER IV. BUILDING, CONSTRUCTION AND INSTALLATIONS

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ARTICLE 1. GENERAL PROVISIONS

Section 4-101 — Title.

This code shall be known as the City of Spring Hill Building Code and shall include all codes and standards adopted herein. Any reference in this ordinance or any code or standard adopted by reference to “The City of Spring Hill Building Code”, “this code”, or like phrases may be considered to refer to this ordinance, or any code or standard adopted by reference herein as if all volumes were published in a single document. (Ord. 2007-10)

Section 4-102 — Jurisdiction.

This code shall apply to the incorporated area of the City of Spring Hill, Kansas, and to any unincorporated “Growth areas” within The City of Spring Hill pursuant to Kansas law. (Ord. 2007-10)

Section 4-103 — Administration and Enforcement.

The provisions contained in this ordinance and Chapter 1 of the International Building Code, incorporated by reference by Article 2, Section 4-201, shall apply for the purpose of the issuing, suspension, and revocation of permits; the collection of fees; the making of inspections; the execution of plan reviews; the enforcement of this ordinance and the model codes incorporated herein and the fixing of penalties for violations thereof. (Ord. 2007-10)

Section 4-104 — Amendments and Additions.

This code may be supplemented or its provisions may be amended by Ordinance duly adopted by the Governing Body and any such amendments or additions shall be incorporated within and codified as a part of this code. (Ord. 2007-10)

Section 4-105 — Severability.

It is hereby declared the intention of the Governing Body that the Articles, Sections, paragraphs, sentences, clauses and phrases contained within these Regulations are to be severable, and should any Article, Section or provision of these regulations be declared unconstitutional or otherwise ruled to be invalid by any court of competent jurisdiction in a valid judgment or decree, then such decision or ruling shall not affect the validity of the Regulations as a whole or any part of them other than the specific part declared to be unconstitutional or ruled to be invalid. (Ord. 2007-10)

Section 4-106 — Violations and Penalties.

4-106.1 — Violation. Any person, company, corporation, institution, municipality or agency of the State of Kansas, who violates any provision of the City of Spring Hill Building Code as adopted herein and amended hereafter shall be subject to the penalties and remedies provided for in this Section. Each and every day that a violation is allowed to continue may be deemed to constitute a separate offense. (Ord. 2007-10)

4-106.2 — Penalties. Any person convicted of a violation of any of the provisions of this code shall be subject to the penalties set forth in the Section 1-1101, and amendments thereto which is the General Penalty provision of the Spring Hill Municipal Code. (Ord. 2008-03)

4-106.3 — Other Remedies. Whenever any building or structure is or is proposed to be erected, constructed, altered, converted or maintained in violation of any building code, the Governing Body, in addition to other remedies, may institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful activity or to correct or abate violation of this act. (Ord. 2007-10)

Section 4-107 — Board of Appeals.

4-107.1 Code Board of Appeals Established. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and hereby created a Code Board of Appeals (CBOA). The board of appeals shall be appointed by the Governing Body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. (Ord. 2007-10)

4-107.1.1— Interlocal Cooperation. It is contemplated that the Governing Body and the Board of County Commissioners of Miami County will enter into an interlocal agreement under KSA 12-2908 for the purpose of establishing a joint Code Board of Appeals for the purpose of enforcement of the model codes adopted in this ordinance for growth areas outside the corporate limits of the City of Spring Hill, Kansas. (Ord. 2007-10)

4-107.2 Authority of Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code. (Ord. 2007-10)

4-107.3— Application for Appeal. Any person shall have the right to appeal a decision of the code Official to the Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served. (Ord. 2007-10)

4-107.4 — Membership and terms of board. The Codes Board of Appeals shall consist of seven members and two alternates appointed by the Governing Body of Spring Hill, Kansas, as follows: two members and one alternate for 4 years, two members for 3 years, two members for 2 years and one member and one alternate for 1 year. Thereafter, each new member shall serve for 4 years or until a successor has been appointed.

The board chairman to hear appeals during the absence or disqualification of a member shall call alternate members.

Individuals from the following professions or backgrounds shall be considered for appointment to the Codes Board of Appeals.

1. One member shall be a registered design professional who is a registered architect; or registered engineer in the State of Kansas.
2. Two members shall be general contractors holding current contractors licenses within Johnson or Miami County.
3. One member shall be an electrical contractor holding current contractors licenses within Johnson or Miami County.
4. One member shall be a plumbing contractor holding current contractors licenses within Johnson or Miami County.
5. One member shall be a mechanical contractor holding current contractors licenses within Johnson or Miami County.

6. One member shall be a citizen residing within Johnson or Miami County.
(Ord. 2007-10)

4-107.4.1 — Chairman. The board shall annually select one of its members to serve as chairman.
(Ord. 2007-10)

4-107.4.2 — Disqualification of member. A member shall not hear an appeal in which that member has any personal, professional or financial interest. (Ord. 2007-10)

4-107.4.3 — Secretary. The code official shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.
(Ord. 2007-10)

4-107.4.4 — Compensation of members. Members shall serve on the board without compensation.
(Ord. 2007-10)

4-107.5 — Regular Meetings. The CBOA shall meet for a regular meeting once annually, or at such other time as may be determined by the CBOA. The CBOA shall conduct its meetings in accordance with the Kansas Open Meetings Law. (Ord. 2007-10)

4-107.5.1 — Special Meetings and Hearings. Special meetings and matters that require a hearing may be called by the CBOA Chairman, the Vice-Chairman, or a majority of the CBOA members present and representing a quorum. (Ord. 2007-10)

4-107.5.2 — Notice of hearing. The board shall meet upon notice from the chairman, within ten days of the filing of an appeal or at stated periodic meetings. (Ord. 2007-10)

4-107.5.3 — Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard. (Ord. 2007-10)

4-107.5.4 — Procedure. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received. (Ord. 2007-10)

4-107.5.5 — Quorum. Five members of the Board shall constitute a quorum for the transaction of Board business, including hearings. Attendance at any meeting shall be in person. (Ord. 2007-10)

4-107.5.6 — Postponed hearing. When at least five members are not present to hear an appeal the hearing shall be postponed. (Ord. 2007-10)

4-107.6 — Board decision. The board shall modify or reverse the decision of the code official by a concurring vote of and majority vote of members present. (Ord. 2007-10)

4-107.6.1 — Ordinance. The decision of the board shall be by written order. Certified copies shall be furnished to the appellant and to the code official. (Ord. 2002-06)

4-107.6.2 — Administration. The code official shall take immediate action in accordance with the decision of the board. (Ord. 2007-10)

Section 4-108 — Fees.

4-108.1 Fees. Fees for permits and other services required by this code shall be assessed in accordance with a resolution adopted by the Governing Body. (Ord. 2007-10)

Section 4-109 — Effective Date

4-109.1 The administrative provisions contained in this ordinance and Chapter 1 of the International Building Code as adopted and amended by Article 2 of this code, Section 4-201 shall become effective from and after the date of adoption by the Governing Body and publication of the adopting ordinance in the official City newspaper. The technical provisions of the model codes adopted by Section Two of this ordinance and Amendments thereto shall become effective from and after May 2007. (Ord. 2007-10)

Section 4-110 — Definitions.

CODE BOARD OF APPEALS. The term “Code Board of Appeals” contained in any reference in this ordinance or in any of the model codes adopted in Article 2 may be used synonymously with the terms Board of Appeals or any other similar terms. (Ord. 2007-10)

Code Official. The “Code Official” contained in any reference in this ordinance or in any of the model codes adopted in Article 2 may be used synonymously with the terms building official, chief building official, authority having jurisdiction, chief building inspector or any other similar terms. (Ord. 2007-10)

Electrical Code. Any reference in this ordinance or in any of the model codes adopted herein to the ICC Electrical Code may be deemed to refer to the NFPA 70, National Electrical Code, 2005 Edition. (Ord. 2007-10)

ARTICLE 2. INCORPORATION OF MODEL CODES BY REFERENCE

Section 4-201 — Building Code — Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill; the 2006 International Building Code, dated January 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Building Code shall be marked Official Copy as Adopted to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-201.101.1 — Subsection 101.1 of the 2006 Edition of the International Building Code is hereby amended to read as follows.

101.1 Title. The 2006 International Building Code, as published by the International Code Council, Inc., and any deletions, amendments, or additions, thereto, specified in this ordinance, shall be known as, and may be cited as The City of Spring Hill Building Code. The term “The City of Spring Hill” may include any unincorporated growth areas established by City and interlocal agreements with Johnson or Miami County that specifically adopt this code pursuant to Kansas law. (Ord. 2007-10)

Section 4-201.101.2.1 — Subsection 101.2.1 of the 2006 Edition of the International Building Code is hereby amended to read as follows.

101.2.1 Appendices. The following appendices are adopted as part of this code.

1. Appendix C — Group U, Agricultural Buildings
2. Appendix E — Supplementary Accessibility Requirements

Appendix R is hereby added to the provisions of the International Building Code and shall be adopted as part of the Code

3. Add Appendix R — Post Frame Building Construction (Ord. 2007-10)

Section 4-201.101.4.1 — Subsection 101.4.1 of the 2006 Edition of the International Building Code is hereby amended to read as follows.

101.4.1 Electrical. The provisions of the *NFPA 70, National Electrical Code, 2005 Edition*, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. (Ord. 2007-10)

Section 4-201.101.4.7 — Subsection 101.4.7 of the 2006 Edition of the International Building Code is hereby deleted. (Ord. 2007-10)

Section 4-201.103.2 — Subsection 103.2 of the 2006 Edition of the International Building Code is hereby deleted. (Ord. 2007-10)

Section 4-201.105.1.3 — Contractor License Required.

Effective the 1st day of July, 2004, all persons undertaking work which requires a permit as provided in Section 105, or seeking to obtain that permit from the City are required to have a currently valid Contractors license. That Contractor license shall have been issued in accordance with the provisions of Section 105.1.3(b) herein, pertaining to the Johnson County Contractors Licensing Program and the Contractor Licensing Regulations adopted by the Board of County Commissioners by Resolution 058-01 on August 9, 2001 and any regulations subsequently adopted by the Contractor Licensing Review Board as authorized by said County Licensing Regulations, as said Resolution and regulations may be amended from time to time by said Boards. This section shall not apply to unincorporated "Growth Areas" of the City of Spring Hill, Kansas. (Ord. 2004-17)

Section 4-201.105.3.3 — Subsection 105.3.3 of the 2006 Edition of the International Building Code is hereby added to read as follows.

105.3.3 Application for Moved Building Permit. A permit shall be required for any site construction, repair or alteration of a moved building. In addition to any permits required by this code, a moving permit as issued by the City Clerk is required for the transportation of a building into or within The City of Spring Hill.

Applications for permits for the site construction, repairs or alteration of a moved building shall be made to the code official. Every such application shall indicate:

- a. A copy of the warranty deed for the present location of the building to be moved.
- b. A copy of the warranty deed for the property where the building proposed to be moved.
- c. Documentation from the serving utilities that all utilities have been properly disconnected.
- d. The length, width and height of the building.
- e. The principal materials of construction of the building.
- f. The length of time required to perform the proposed work.
- g. The name and address of the property owner where the building is to be moved.
- h. The name and address of the owner of the building.
- i. The name and address of a contact person during the move.
- j. A signed and notarized affidavit granting permission from the property owner of the current location of the building allowing the building to be removed from its present location.
- k. A satisfactory pre-move evaluation inspection from the Building Inspection Department or from an Architect or Engineer Registered by the State of Kansas on general code conformance of the structure to be moved.
- l. Evidence of a completed foundation at the proposed location. The foundation permit will be issued only after receipt of a satisfactory pre-move evaluation as described in subsection (k) of this section and approval of the Moving Permit required by this section.
- m. Approval for a permit to install a sewage disposal system or approval of an existing sewage disposal system for the proposed location by the City Public Works Department, Johnson County Environmental Health Department or Miami County Environmental Health Department.

- n. Submittal of any plans, specifications or other documents required to obtain any permits for any addition, repair, remodel, or improvement of the building when placed upon the required foundation at the proposed location.

(Ord. 2007-10)

Section 4-201.105.3.3.1 Subsection 105.3.3.1 of the 2006 Edition of the International Building Code is hereby added to read as follows.

105.3.3.1 Pre-Move Evaluation. An inspection will be required to evaluate the general condition of the existing structure and to establish specific requirements that are needed to bring the existing building or its components into compliance with current codes as a condition of issuing a permit to move the building.

When the current location of the building that is proposed to be moved is located in The City of Spring Hill the evaluation inspection may be performed either by the Building Inspection Department or by a Professional Architect or Engineer at the option of the code official.

When a building that is located outside of The City, is proposed to be moved into The City of Spring Hill, a Professional Architect or Engineer registered by the State of Kansas retained by the permit applicant shall make the evaluation. The inspection report, reporting the general condition of the building and any conditions required to make the building comply with current code provisions of the City of Spring Hill shall be submitted to the Building Inspections Office. (Ord. 2007-10)

Section 4-201.105.3.4 Subsection 105.3.4 of the 2006 Edition of the International Building Code is hereby added to read as follows.

105.3.4 Demolition Permit. A permit to demolish any building or structure shall be obtained prior to the start of any operation to demolish or disassemble said building or structure. The following information shall be provided at the time of making application for a permit.

- a. The present location of the building to be demolished.
- b. Documentation that all public utilities have been properly disconnected
- c. The length, width and height of the building.
- d. The principal materials of construction of the building.
- e. The length of time required to perform the proposed work.
- f. The name and address or the property owner where the building is to be demolition.
- g. The name and address of a contact person during the demolition.
- h. Proof of permission from the owner of the current location of the building allowing the building to be demolished.
- i. The name, address and phone number of the demolition debris landfill where demolition debris will be disposed or an open burning permit to burn the demolition debris.
- j. A satisfactory pre-demolition evaluation inspection from the Building Inspection Department or from an Architect or Engineer Registered by the State of Kansas on general code conformance of the structure to be demolished.
- k. Approval for the abandonment of the sewage disposal system by the Public Works Department, Johnson County Environmental Department or Miami County Environmental Health Department.

(Ord. 2007-10)

Section 4-201.105.5 — Subsections 105.5 of the 2006 Edition of the International Building Code is hereby amended to read as follows.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance unless an inspection has been requested by the permit applicant, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Every building permit issued by the code official under provisions of the this code shall expire by limitation and become null and void if the building or work authorized by such permit is not completed and approved within one (1) year from the date such permit was issued.

A Permit issued for the demolition of a building or structure shall expire 60 days after the date the permit was issued. An extension of time to complete the demolition of a building or structure shall not be granted. Before work may commence, recommence or continue after expiration, a new permit shall first be obtained by the permittee and a new full permit fee shall be paid therefor.

All work requiring a permit shall be suspended upon the expiration of a permit.
(Ord. 2007-10)

Section 201.105.5.1 – Subsections 105.5.1 through 105.5.3 of the 2006 Edition of the International Building Code are hereby added to read as follows:

105.5.1 Extensions. A permittee holding an unexpired permit may apply for an extension of the time within which work may be completed under that permit. Permit extensions shall be subject to the expiration periods specified by Section 105.5. Fees as required by the fee schedule adopted by the jurisdiction, for the extension of a permit shall be paid prior to the expiration date of the permit.

105.5.2 Renewal of Expired Permits when work has been started. A permittee holding an expired permit may apply for a renewal of the permit to allow for the completion of the work started. Permit renewals shall be subject to the expiration periods specified by Section 105.5. Fees as required by the fee schedule adopted by the jurisdiction, for the renewal of a permit shall be paid prior to the work authorized by the permit being started.

105.5.3 Expired Permits when no work has started. Before work can be started, a new permit shall be first obtained to do so, provided no changes have been made or will be made in the original plans and specifications for such work. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee. Permits shall not be renewed when no work has begun if the codes or regulations adopted by the jurisdiction have been changed since the permit was originally issued.

(Ord. 2007-10)

Section 4-201.107.3 — Subsection 107.3 of the 2006 Edition of the International Building Code is hereby amended to read as follows.

107.3 Temporary power. The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the NFPA 70, National Electrical Code, 2005 Edition. (Ord. 2007-10)

Section 4-201.202 – The definition for sleeping room is hereby added to Section 202 of the 2006 Edition of the International Building Code to read as follows:

Sleeping room. A room that meets the minimum dimension, area and height requirements for a habitable room as specified in Section R304 of the 2006 Edition of the International Residential Code and that has an adjoining area or space that may be utilized as a closet whether or not the room is actually utilized for sleeping purposes. This definition is intended to clarify the applications for the requirements for emergency escape and rescue openings and the installation of smoke alarms. (Ord. 2007-10)

Section 4-201-Appendix R - Appendix R is hereby added to the 2006 Edition of the International Building Code to read as follows:

APPENDIX R — Post Frame Building Standards.

R201.1 Scope. The following amendments shall be made to the 2006 edition of the International Building Code as it relates to the design and construction of Post Framed Buildings that are intended to be used for agricultural and allowed accessory uses on tracts of property that are zoned for residential or agricultural uses. The provisions of Appendix R are deemed to comply with the spirit and intent of the minimum design and construction provisions of the 2006 Edition of the International Building Code. The City of Spring Hill offers no warranty or guarantee on buildings utilizing these design specifications.
(Ord. 2007-10)

R201.2 Limitations. Buildings designed and constructed under these provisions shall not exceed limitations of this Section.

Buildings that exceed the limitations of Sections R201.2.1 through R201.2.6 shall be designed in accordance with requirements of the 2006 editions of the International Building Code by a professional licensed by the State of Kansas to practice in the design of buildings. (Ord. 2007-10)

R201.2.1 Use. Buildings designed and constructed under these provisions shall be limited for use as storage or agricultural buildings.

Buildings designed and constructed under the provisions of this standard are not intended for residential or commercial purposes. Post frame buildings intended for residential or commercial use shall have structural and architectural plans prepared by a design professional licensed by the State of Kansas showing compliance with the applicable codes and standards for the proposed use and occupancy. (Ord. 2007-10)

R201.2.2 Height. The sidewall height of buildings designed under these provisions shall not exceed 14 feet or one story in height. (Ord. 2007-10)

R201.2.3 Building Dimensions. The maximum width dimension of a building designed under these provisions shall not exceed 40 feet. (Ord. 2007-10)

R201.2.4 Braced Wall. Buildings shall be provided with exterior braced walls. Bracing shall be located in the sidewalls at each corner by means of a nominal 2 inch by 4 inch diagonal brace or other approved bracing. (Ord. 2007-10)

R201.2.5 Openings in Exterior Walls. No single opening for doors, windows or other purposes that exceed 16 feet in width shall be placed in exterior walls.

Buildings that are open on one side shall have posts embedded 2 feet deeper than the depth required by Section R201.5.2 or shall be provided with an acceptable brace for wind resistance. (Ord. 2007-10)

R201.2.6 Exit Required. At least one exit door complying with this section shall be provided. Exit doors shall be of the pivoted or side hinged swinging type. The exit door opening shall be of a size to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. The exit door shall be openable from the inside without the use of a key or any special knowledge or special effort. (Ord. 2007-10)

R201.3 - DEFINITIONS:

Agricultural Building is a building that is used solely for the storage of machinery, equipment, shelter for livestock or commodities that are raised on site, or other operations related to carrying on the farming operations and land maintenance

Braced Wall is a wall that has been provided with diagonal bracing, which meets the requirements of Section R602.10 of the 2006 Edition of the International Residential Code.

Butt Encased is concrete encasement of a pole or post at the lower 12 inches of its embedment in the earth.

Footing is that portion of the foundation that spreads and transmits loads directly to the soil.

Girt is the horizontal wall framing members that span between posts and are used to support the exterior wall covering.

Pole or Post is a preservatively treated round, square or rectangular wood member, that is solid sawn or laminated, and is intended to be embedded in the ground to support building structural loads and transmit the loads to the footing.

Purling is the structural members that span between rafters or trusses used to attach and support metal roof coverings and transfer the roof loads to the rafters or trusses.

(Ord. 2007-10)

R201.4 Design Loads.

R201.4.1 Live Load. The roof snow load shall be 20 pounds per square foot.

Exception: Agricultural Buildings (Ord. 2007-10)

R201.4.2 Dead Load. The roof dead load shall be 4 lbs. per square foot for roofs that utilize a metal roof covering. Dead Loads of 7 lbs. per square foot shall be used if wood shakes; wood shingles or asphalt composition shingles are utilized. If other roof coverings are used the loading specified by the roof covering manufacturer shall apply.

Exception: Agricultural Buildings (Ord. 2007-10)

R201.4.3 Wind Load. Buildings designed and constructed under these provisions shall be considered to be designed for a 90 mph wind located in an exposure C wind zone. (Ord. 2007-10)

R201.5 Foundation Design. Foundations for buildings designed and constructed under provisions of these requirements shall be designed and installed in accordance with this section. Foundations shall be designed to support the imposed load and be capable of resisting wind uplift and overturning. The loading requirements that shall be applicable for buildings designed and constructed under these provisions shall be as specified in this section. (Ord. 2007-10)

R201.5.1 Foundation Diameter. The diameter of holes for pole or post foundations and the required footing thickness shall be in accordance with Table R201.5.1 Footings shall be placed to a depth so that building loads are supported on natural undisturbed soils. Unless unusual site conditions exist soils bearing capacity shall be assumed to have a 1,500 p.s.f. bearing capacity. (Ord. 2007-10)

**TABLE R201.5.1
MINIMUM FOOTING DIMENSIONS**

BUILDING WIDTH	POST SPACING	FOOTING THICKNESS	FOOTING DIAMETER
24	8 to 10 Feet	8 Inches	15 Inches
30	8 to 10 Feet	8 Inches	17 Inches
36	8 to 10 Feet	8 Inches	18 Inches
40	8 to 10 Feet	8 Inches	18 Inches

R201.5.2 Pole or Post Embedment. Poles or posts shall be embedded in the earth to a minimum depth of 4 feet (1219 mm). (Ord. 2007-10)

R201.5.2.1 Shallow Pole or Post Embedment. When it is necessary to use a pole or post embedment depth of less than 40 inches but not less than 30 inches due to rock or other local site conditions, knee bracing shall be provided and the post foundation hole shall be backfilled to grade with concrete. Embedment depth of less than 30 inches is not allowed under this standard. (Ord. 2007-10)

R201.5.3 Backfill. Footings of concrete, 1 inch or larger gravel or other approved materials shall be placed under poles or posts. Footings shall have a minimum thickness in accordance with Table R201.5.1. Posts shall be either butt encased with concrete, or be fully embedded with concrete, or be provided with other approved means to provide for resistance to wind uplift. If posts are provided with butt

encasement or blocked anchors, the remaining annular space of the post foundation holes shall be backfilled by firmly tamping clean soil or sand in maximum 8-inch layers.

See Figure R-1 for examples of allowed methods of providing uplift resistance and backfilling postholes. (Ord. 2007-10)

R201.5.4 Concrete Placement. Concrete used for footings or post encasement may be placed as wet mix. (Ord. 2007-10)

R201.5.5 Pole or Post Anchor. Poles or posts shall be anchored to the encasing concrete whether butt encased or fully encased, with a minimum 1/2-inch reinforcing bar placed through a drilled hole in the pole or post. The rebar shall have a minimum one (1) inch of concrete cover from the bottom and top of the encasing concrete.

Blocked anchors shall be provided when the backfill of the annular space consists of earth, sand or gravel tamped in 8-inch layers. Blocked anchors shall be of the same dimension as the base of the post. (Ord. 2007-10)

R201.6 WALL CONSTRUCTION

R201.6.1 Pole or Post Size and Spacing. Poles or posts may be solid sawn or laminated. Poles or posts shall be of a minimum dimension as required by Table R201.6.1 based upon the building height and spacing of posts. The spacing of poles or posts shall not exceed the maximum shown in Table R201.6.1 for the dimension of post that will be used. (Ord. 2007-10)

R201.6.2 Wood subject to decay or termite damage

R201.6.2.1 Wood Support Embedded in Ground or Concrete. Wood embedded in the ground or in direct contact with the earth and used for the support of permanent structures shall be treated for ground contact. Wood supporting permanent structures that are embedded in concrete in direct contact with earth or embedded in concrete exposed to the weather shall be treated for ground contact. Wood, which is in contact with the ground, shall be treated for ground contact. All treated wood shall bear a stamp from an approved agency identifying the treatment retention of the member.

NOTE: It is recommended that any wood that is embedded in the earth or embedded in concrete that is in direct contact with the earth be pressure preservatively treated to a retention level of 0.6 lbs. per cubic foot in accordance with AWPA Standard C22. (Ord. 2007-10)

R201.6.2.2 Wood In Contact With the Earth or Subject to Water Splash. Wood that is in contact with the ground or is located within 18 inches of the ground surface shall be pressure preservatively treated or wood of natural resistance to decay and termites. (Ord. 2007-10)

**TABLE R201.6.1
POST SIZE AND SPACING REQUIREMENTS**

	EFFECTIVE BUILDING HEIGHT IN FEET ¹			
	8	10	12	14
POST SIZE ²	POLE OR POST SPACING IN FEET			
Solid Sawn				
4 X 4 Nominal	7	6	4	4
4 X 6 Nominal	15	12	9	8
6 X 6 Nominal	15	15	15	15
Laminated				
2-2X6 Laminated	7	6	4	4
3-2X6 Laminated	15	14	10.5	10
4-2X8 Laminated	16	16	16	16

^[1] For roof slopes 4:12 or less, the effective height is the vertical distance from grade level to the eave. For roof slopes greater than 4:12 the effective building height is the vertical distance from grade level to the eave, plus one half of the roof height.

² The larger post dimension shall be in the same direction of the building width.

R201.6.3 Girt Framing. When siding is to be attached to the exterior walls of pole or post framed buildings, wall girts shall be installed. Wall girts shall be of a minimum size for the span as required by Table R201.6.2

**TABLE R201.6.2
WALL GIRT SPANS**

Girt Span		
8 feet	10 feet	12 feet
2X4 24 inches O.C. 2X6 36 inches O.C.	2X6 36 inches O.C.	2X6 36 inches O.C.

R201.6.3.1 Girt Nailing. Girts shall be fastened to the posts using 16d ring shank hot dipped galvanized nails or other fasteners that have been approved by the code official. (Ord. 2007-10)

R201.6.4 Bracing. Exterior sidewalls shall be braced at building corners. Braces shall be minimum 2X4 nominal dimension lumber installed diagonally or be of other approved bracing materials. (Ord. 2007-10)

R201.6.5 Exterior Wall Covering. Exterior wall coverings, when provided, shall be of an approved weather-resistant material. Steel panel exterior wall coverings shall be of minimum 29 gage. (Ord. 2007-10)

R201.6.6 Headers and Beams. Headers or beams required to support building loads shall be designed to safely carry the imposed loads. (Ord. 2007-10)

R201.6.6.1 Beam Support. Beams, headers or girders that are used to support roof framing shall be supported by notches in the poles or posts and shall be secured by ½ inch diameter bolts secured with washers and nuts or ½ inch by 4 ½ inch lags. (Ord. 2007-10)

R201.6.7 Fasteners. Fasteners for pressure-preservatively treated wood and fasteners used in locations exposed to weather shall be of hot-dipped zinc galvanized, aluminum alloy wire fasteners or stainless steel fasteners. (Ord. 2007-10)

R201.7- ROOF CEILING CONSTRUCTION

R201.7.1 General. Roof framing may be of conventional light frame construction as allowed by Chapter 23 of the International Building Code, 2006 edition or may be of trusses as specified by Section R201.14.2 of the code or may be of other alternate designs that have been designed by a professional engineer licensed by the State of Kansas. (Ord. 2007-10)

R201.7.2 Trusses. Trusses may be site built or be shop fabricated. Trusses shall be designed by a professional engineer licensed by the State of Kansas to practice in the design of buildings. (Ord. 2007-10)

R201.7.3 Conventional Framing. The framing details for conventional roof construction shall conform to the requirements of Chapter 23 of the International Building Code, 2006 edition. (Ord. 2007-10)

R201.7.4 Roof-members-to-Building-Frame Tie. Blocking, straps, approved framing anchors or mechanical fasteners shall be installed from the side of the roof framing member to the exterior posts or other supporting members.

Tie straps shall be 1 ⅛ –inch (28.6 mm) by 0.036-inch (0.91 mm) (No. 20 gage) sheet steel and shall be corrosion resistant. (Ord. 2007-10)

R201.7.5 Purlins. Purlins shall be installed with the wide dimension perpendicular to the load that it supports. Purlins shall be supported on top of the trusses or shall be provided with approved hangers.

The span of purlins shall not exceed the values specified in Table R201.7.5. (Ord. 2007-10)

R201.7.6 Roof Covering. The roof covering shall be of an approved material as specified by Chapter 15 of the International Building Code, 2006 edition. (Ord. 2007-10)

**TABLE R201.7.5
PURLIN SPANS**

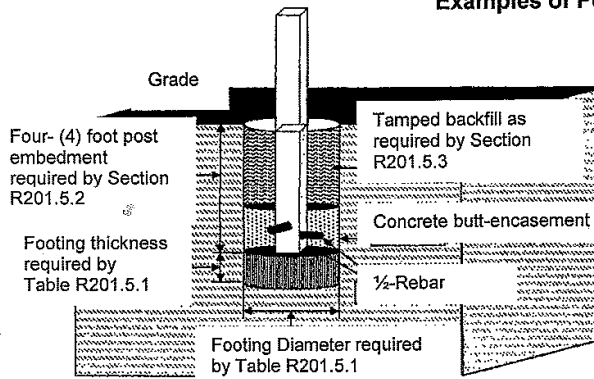
(Based on Purlin Spacing of 24 inches Center to Center)

GRADE	DIMENSION	MAXIMUM SPAN (Feet)
#1	2X4	8' 6"
	2X6	12' 3"
	2X8	15'9"
#2	2X4	8'
	2X6	12'
	2X8	15'
#3	2X4	6'
	2X6	9'
	2X8	11'

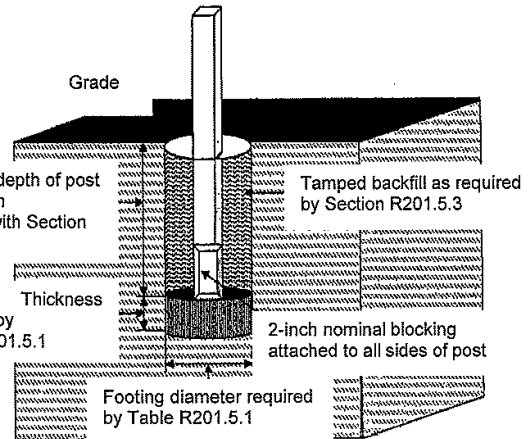
FPN: The spans given in this table are based upon use of Spruce-Pine-Fir design values. Spans may vary depending on the lumber species, which is used.

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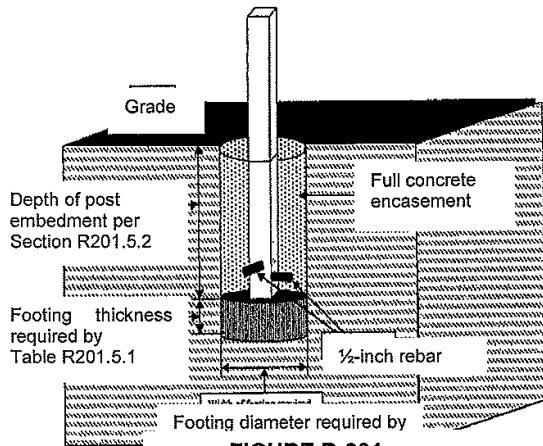
**FIGURE R-1
Examples of Post Embedment**



**FIGURE R-201-a
Butt-Cased**



**FIGURE R-201-b
Blocked Anchor**



**FIGURE R-201-c
Full Concrete Casement**

Section 4-202. Residential Code For One and Two Family Dwellings - Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill; the 2006 International Residential Code, dated February 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Residential Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-202.R101.1 — Subsection R101.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R101.1 Title. These provisions shall be known as the City of Spring Hill *Residential Code for One- and Two-Family Dwellings*, and shall be cited as such and will be referred to herein as "this code." (Ord. 2007-10)

Section 4-202.R102.5 — Subsection R102.5 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R102.5 Appendices adopted. The following appendices of the International Residential Code are adopted as a part of this code;

1. Appendix D – Recommended Procedure For Safety Inspection Of An Existing Appliance Installation.
2. Appendix E – Manufactured Housing Used as Dwellings except as amended by this ordinance.
3. Appendix G – Swimming Pools, Spas and Hot Tubs
4. Appendix J – Existing Buildings and Structures
5. Appendix K – Sound Transmission

(Ord. 2007-10)

Section 4-202.R103 — Sections R103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 of the 2006 Edition of the International Residential Code are hereby deleted. (Ord. 2007-10)

Section 4-202.R202 — The definition for “sleeping room” is hereby added to Section R202 of the 2006 Edition of the International Residential Code to read as follows.

Sleeping room. A room that meets the minimum dimension, area and height requirements for a habitable room as specified in Section R304 and that has an adjoining area or space that may be utilized as a closet whether or not the room is actually utilized for sleeping purposes. This definition is intended to be to clarify the applications for the requirements for emergency escape and rescue openings in accordance with Section R310 and smoke alarms in accordance with Section R317. (Ord. 2007-10)

Section 4-202.R301.2 (1) — Table R301.2. (1) of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

ROOF SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY f,g	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP f
	Speed e (mph)		Weathering a	Frost line depth b	Termite c	Decay d	
20	90	A	Severe	36 inches	Moderate to Heavy	Slight to Moderate	6° F.

For SI: 1 pound per square foot = 0.0479 kN/m.0 2 , 1 mile per hour = 1.609 km/h.

The following is hereby added to Table R301.2(1): **AIR FREEZING INDEX: 824; MEAN ANNUAL TEMPERATURE: 54.8 DEGREES F.** (Ord. 2007-10)

Section 4-202.R303.3 — Subsection R303.3 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m²).

Exception: The glazed areas shall not be required where artificial light is provided. (Ord. 2007-10)

Section 4-202.R303.3.1 – Subsection R303.3.1 of the 2006 Edition of the International Residential Code is hereby added to read as follows:

R303.3.1 Bathroom ventilation. Water closet compartments and all bathrooms containing a shower, tub and or a combination shower tub unit shall be provided with mechanical ventilation. (Ord. 2007-10)

Section 4-202.R309.2 — Subsection R309.2 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 5/8-inch type-X gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch type X gypsum board or equivalent. (Ord. 2007-10)

Section 4-202.R309.3 — Subsection R309.3 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R309.3 Floor surface. Garage floor surfaces shall be of approved noncombustible and nonabsorbent material consisting of concrete or asphalt or an equivalent 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. Floor drains in garages shall not be connected to a private sewage disposal system, be day-lighted or connected to the city sanitary sewer system without a grease and oil interceptor approved by the City Director of Public Works or the Johnson or Miami County Environmental Department. (Ord. 2007-10)

Section 4-202.R310.1 — Subsection R310.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Required emergency escape and rescue openings serving basements and bedrooms shall open directly to the outside and shall not require access through a garage. Emergency escape and rescue opening may open onto a roofed porch that is open to the atmosphere provided the porch has landings, stairs, guardrails and handrails providing access to grade.

Exception: Basements used only to house mechanical equipment (heating, ventilation, air conditioning and hot water tanks) and not exceeding a total floor area of 200 square feet (18.58m²). (Ord. 2007-10)

Section 4-202.R311.4.3 — Subsection R311.4.3 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R311.4.3 Landings at doors. There shall be a floor or landing on each side of each exterior door.

Exception: At the exterior side of sliding doors, which is less than 30 inches above grade.

The floor or landing at a door shall not be more than 1.5 inches (38 mm) lower than the top of the threshold.

Exception: The landing at an exterior doorway shall not be more than 7 3/4 inches (196 mm) below the top of the threshold, provided that the door, other than an exterior storm or screen door, does not swing over the landing. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. (Ord. 2007-10)

Section 4-202.R311.5.6 — Subsection R311.5.6 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R311.5.6 Handrails. Handrails having minimum and maximum heights of 34 inches and 38 inches (864 mm and 965 mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways. All required handrails shall be continuous the full length of the stairs with three or more risers from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrail.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.

(Ord. 2007-10)

Section 4-202.R319.1 — Subsection R319.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R319.1 Location required. In areas subject to decay damage as established by Figure R301.2 (7), of the 2000 Edition the International Residential Code in the following locations shall require the use of an approved species and grade of lumber, pressure preservatively treated in accordance with AWPA C1, C2, C3, C4, C9, C15, C18, C22, C23, C24, C28, P1, P2 and P3, or decay-resistant heartwood of redwood, black locust, or cedars.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. All sills or plates that rest on concrete or masonry exterior walls.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

(Ord. 2007-10)

Section 4-202.R401.4.1 — Subsection R401.4.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R401.4.1 Goetechnical evaluation. In lieu of a complete Goetechnical evaluation, the load-bearing values of soils in The City of Spring Hill shall be assumed to be 1500 psf for typical clays and 4000 psf for sedimentary rock. (Ord. 2007-10)

Section 4-202.R403.1.1.1 — Subsection R 403.1.1.1 of the 2006 Edition of the International Residential Code is hereby added to read as follows:

R403.1.1.1 Concrete piers. All concrete piers supporting beam posts shall be independent of floor slabs. (Ord. 2007-10)

Section 4-202.R403.1.4 — Subsection R403.1.4 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R403.1.4 Minimum depth. All exterior footings and foundation systems shall extend below the frost line specified in Table R301.2 (1). All exterior footings shall be placed at least 36 inches (914 mm) below the undisturbed ground or shall bear directly on solid natural rock. (Ord. 2007-10)

Section 4-202.R403.1.5 — Subsection R403.1.5 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R403.1.5 Slope. The top surface of footings shall be level. The bottom surface of footings shall not have a slope exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope). Vertical steps in footings shall be 8 inches thick, formed between levels with reinforcing required for footings run continuous and unspliced a minimum distance of 24 inches in the upper and lower levels of the step. (Ord. 2007-10)

Section 4-202.R403.1.6 – Subsection R403.1.6 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R403.1.6 Foundation anchorage. When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 3 feet on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section. In Seismic Design Categories D0, D1 and D2, anchor bolts shall be spaced at 3 feet on center and located within 12 inches of the ends of each plate section at interior braced wall lines when required by Section R602.10.9 to be supported on a continuous foundation. Bolts shall be at least ½ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundation shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and termites where required by Section R319 and R320. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required by Section R505.3.1 or R603.1.1.

Exceptions:

1. Foundation anchorage, spaced as required to provide equivalent anchorage to ½ inch diameter bolts.
2. Walls 24 inches total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels per Figure R602.10.5 at corners.
3. Walls 12 inches total length or shorter connecting offset braced wall panels shall be permitted to be connected to the foundation without anchor bolts. The wall shall be attached to adjacent braced wall panels per Figure R602.10.5 at corners.

(Ord. 2007-10)

Section 4-202.R404.1 — Subsection R404.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R404.1 Concrete and masonry foundation walls. Concrete and masonry foundation walls shall be selected and constructed in accordance with Section 404 or in accordance with ACI 318, ACI 332, NCMA TR68-A or ACI 530/ASCE 5/TMS 402 or other approved structural standards. When ACI 318, ACI 332 or ACI 530/ASCE 5/TMS 402 or the provisions of Section 404 are used to design concrete or masonry foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority. Foundation walls that meet all of the following shall be considered laterally supported:

1. Full basement floor shall have 3.5 inches (89 mm) thick concrete slab poured tight against the bottom of the foundation wall.
2. Floor joists and blocking shall be connected to the sill plate at the top of the wall by the prescriptive method called out in Table 404.1(1), or; shall be connected with an approved connector with listed capacity meeting Table 404.1(1).

3. Bolt spacing for the sill plate shall be no greater than 3 feet on center. (Ord. 2007-10)

Section 4-202.R404.1.3 -Subsection R404.1.3 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R404.1.3 Design required. A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the conditions listed below are found to exist.

1. Walls are subject to hydrostatic pressure from ground water.
2. Walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top and bottom.
3. Foundation walls exceeding 9 feet (9') in height, measured from the top of the wall to the bottom of the slab.
4. Footings and foundations placed on fill.
5. Foundations installed on slopes steeper than 4:1 before grading.
6. Foundations that bear partially on soil and partially on rock.
7. Foundation walls with an unbroken line of greater than 25 feet.
8. Concrete slabs located over accessible space that have a clear span greater than 4 feet in any direction.

Where applicable, a standard design approved by the code official may be used in lieu of a design from a design professional. For new single family dwellings where standard designs approved by the code official are used, the design professional sealing the plans shall specify the use of those designs on the approved plans or through a separate report. (Ord. 2007-10)

Section 4-202.R405.1 – Subsection R405.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R405.1 Concrete or masonry foundations. Drains shall be provided around the exterior perimeter of all concrete or masonry foundations that retain earth and inside of the building under basement floor slabs throughout. Drainage tiles, perforated pipe or other approved systems or materials shall be installed bellow the area to be protected and shall discharge by gravity or mechanical means.

Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint or perforation and be covered with not less than 6 inches of the same material. The top and sides of the gravel or crushed stone encapsulating the drainage tile or perforated pipe shall be covered with an approved filter membrane to prevent clogging of the foundation drainage system. (Ord. 2007-10)

Section 4-202.R502.10 — Subsection R502.10 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R502.10 Framing of openings. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 3 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist that is located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 3 feet, the trimmer joists and the header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for all butted joist connections when the span exceeds 3 feet. (Ord. 2007-10)

Section 4-202.R506.1 — Subsection R506.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R506.1 General. Concrete slab-on-ground floors shall be a minimum 3.5 inches (89 mm) thick. Slabs on natural undisturbed soils or rock shall be provided with reinforcing consisting of #4 rebar placed at not more than 24 inches (24") on center each way. The specified compressive strength of concrete shall be as set forth in Section R402.2. (Ord. 2007-10)

Section 4-202.R506.2.1 — Subsection R506.2.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

R506.2.1 Fill. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

When approved by the code official, slabs placed on fill consisting of more than 24 inches (24") sand or clean gravel or 8 inches (8") of earth shall conform to items 1 through 4 below or shall be designed by an Engineer Registered by the State of Kansas.

1. Fill shall consist of pea gravel, crush and run, gravel screenings or sand.
2. Foundation drains shall be provided inside and outside of the foundation walls.
3. Reinforcing shall be minimum #4 rebar placed 24 inches by 24 inches on center each way with reinforcing doweled into foundation walls or slab bearing on top of foundation walls or in key way in walls.
4. Piers or grade beams bearing on natural soil shall be provided so that no portion of slab spans more than 12 feet.

(Ord. 2007-10)

Section 4-202.R613.2 — Subsection R613.2 of the 2006 Edition of the International Residential Code is hereby deleted. (Ord. 2007-10)

Section 4-202.R801.3 — Subsection R801.3 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 3 feet (914 mm) from foundation walls or to an approved drainage system.

(Ord. 2007-10)

Section 4-202.R802.3.1.1 – Subsection R802.3.1.1 of the 2006 Edition of the International Residential Code is hereby added to read as follows: Ceiling joists attached to the sides of rafters at a point above the top of a wall line shall be securely nailed to the rafter and have angled cleat blocks of equal dimension as the rafter securely nailed to the rafter and tightly butted to the underneath side of the ceiling joist. The support cleat shall be a minimum of 12 inches in length measured from the long point of the cleat to its end.

Exception: 1. Ceiling joists attached to the sides of rafters that are less than 3 feet in length.

(Ord. 2007-10)

Section 4-202.R802.9 – Subsection R802.9 of the 2006 Edition of the International Residential Code is hereby amended to read as follows: R802.9 Framing of openings. Openings in roof and ceiling framing shall be framed with header and trimmer joists. When the header joist span does not exceed 3 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist that is located within 3 feet of the trimmer joist bearing. When the header joist exceeds 3 feet, the trimmer joist and the header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafter framing into the header. Approved hangers shall be used for all joists and rafters greater than 3 feet in length when butted to a framing member. (Ord. 2007-10)

Section 4-202.P2503.4 — Subsection P2503.4 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

P2503.4 Building sewer testing. The code official may require the building sewer to be tested by insertion of a test plug at the point of connection with the public sewer and filling the building sewer with water, testing with not less than a 10-foot (3048 mm) head of water and be able to maintain such pressure for 15 minutes. (Ord. 2007-10)

Section 4-202.P2503.5 — Subsection 2503.5 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

P2503.5 DWV systems testing. Rough and finished plumbing installations shall be inspected and tested in accordance with Sections P2503.5.1 and P2503.5.2.

P2503.5.1 Rough plumbing. The code official may require DWV systems to be tested on completion of the rough piping installation by water or air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 10 feet (3048 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for 15 minutes before inspection. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 psi (34 kPa) or 10 inches of mercury column (2488 Pa). This pressure shall be held without introduction of additional air for a period of 15 minutes.

(Ord. 2007-10)

Section 4-202.P2603.3 — Subsection P2603.3. of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

P2603.3 Breakage and corrosion. Pipes passing through or under walls shall be protected from breakage. Pipes passing through concrete or cinder walls and floors, cold-formed steel framing or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder or other corrosive material. Sheathing or wrapping shall allow for expansion and contraction of piping to prevent any rubbing action. Minimum wall thickness of material shall be 0.025 inch (0.64 mm). Water service piping shall be galvanized steel or copper pipe or tubing from a point 15 feet outside of a building to a point no less than 12 inches inside of a building. (Ord. 2007-10)

Section 4-202.P2603.6 — Subsection P2603.6 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

P2603.6 Freezing. A water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 36 Inches (914 mm) deep. (Ord. 2007-10)

Section 4-202.E3802.12 – Subsection E3802.12 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

E3802.12 Arc-fault protection of bedroom receptacle and lighting outlets. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere receptacle and lighting outlets installed in bedrooms shall be protected by a combination type or branch/feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit. Effective January 1, 2008, such arc-fault circuit interrupter devices shall be combination type. Smoke and/or carbon monoxide detectors are prohibited from being supplied by an arc-fault protected circuit. (Ord. 2007-10)

Section 4-202E3808.14 – Subsection E3802.14 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

E3808.14 Connecting receptacle grounding terminal to box. An equipment bonding jumper shall be used to connect the grounding terminal of a grounding-type receptacle to a grounded box. (Ord. 2007-10)

Section 4-202E3901.11 — Subsection E3901.11.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows:

E3901.11.1 Faceplate Grounding. Snap switches, including dimmer and similar control switches, shall be effectively grounded and shall provide a means to ground metal face plates, whether or not a metal faceplate is installed. Snap switches shall be considered effectively grounded where either of the following conditions are met:

1. The switch is mounted with metal screws to a metal box or to a nonmetallic box with integral means for grounding devices.
2. An equipment grounding conductor or equipment bonding jumper is connected to an equipment grounding termination of the snap switch.

(Ord. 2007-10)

Section 4-202.AE101.1-Subsection AE 101.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE101.1 General. These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on permanent foundations on privately owned (non-rental) lots unless approval is first obtained therefore from the City of Spring Hill and shall apply to the following:

1. Construction, alteration and repair of any foundation system, which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

Exception: In addition to these provisions, new and replacement manufactured homes to be located in flood hazard areas as established by the Flood Insurance Rate Maps produced by the Federal Emergency Management Agency shall comply with the provisions of the City of Spring Hill.

(Ord. 2007-10)

Section 4-202.AE102.2- Subsection AE102.2 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE102.2 Additions, alterations or repairs. Additions made to a manufactured home shall conform to one of the following:

1. Be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
2. Be designed and constructed to conform with the applicable provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.).
3. Be designed and constructed in conformance with the applicable provisions of this code.
4. A professional engineer registered by the State of Kansas shall certify design.

Additions shall be structurally separated from the manufactured home.

Exception: A structural separation need not be provided when structural calculations are provided to justify the omission of such separation.

Alterations or repairs may be made to any manufactured home or to its building service equipment without requiring the existing manufactured home or its building service equipment to comply with all the requirements of these provisions, provided the alteration or repair conforms to that required for new construction, and provided further that no hazard to life, health or safety will be created by such additions, alterations or repairs.

Alterations or repairs to an existing manufactured home which are nonstructural and do not adversely

affect any structural member or any part of the building or structure having required fire protection may be made with materials equivalent to those of which the manufactured home structure is constructed, subject to approval by the code official.

Exception: The installation or replacement of glass shall be as required for new installations.

Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the codes in effect at the time the original installation was made subject to approval of the code official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, unsanitary or overloaded.

(Ord. 2007-10)

Section 4-202.AE102.4 -Subsection AE 102.4 of the 2006 Edition of the International Residential Code is amended to read as follows.

AE102.4 Existing occupancy. Manufactured homes which are in existence at the time of the adoption of these provisions may have their existing use or occupancy continued if such use or occupancy was legal at the time of the adoption of these provisions, provided such continued use is not dangerous to life, health and safety.

Manufactured homes shall be limited in use or occupancy to single family residential occupancy only. (Ord. 2007-10)

Section 4-202.AE102.6 -- Subsection AE 102.6 of the 2006 Edition of the International Residential Code is amended to read as follows.

AE102.6 Relocation. Manufactured homes, which are to be relocated within this jurisdiction, shall comply with the provisions for moved buildings and structures contained in this code except when being placed in an approved Mobile Home Park. (Ord. 2007-10)

Section 4-202.AE201 -- Subsection AE 201.1 of the 2006 Edition of the International Residential Code is amended by adding a definition for "Permanent Foundation" to read as follows.

PERMANENT FOUNDATION. A foundation designed to support and transfer all imposed loads from a building including a manufactured home to the soil within the tolerances specified in this code and that provides means for attaching the building to the foundation. (Ord. 2007-10)

Section 4-202.AE301 -- Sections AE301, AE302, AE303 and AE304 of the 2006 Edition of the International Residential Code are hereby deleted. (Ord. 2007-10)

Section 202.AE305.1 -- Subsection AE305.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE305.1 General. All construction or work for which a manufactured home installation permit is required shall be subject to inspection by the code official, and certain types of construction shall have continuous inspection by special inspectors as specified in Section Chapter 17 of the International Building Code. A survey of the lot may be required by the code official to verify that the structure is located in accordance with the approved plans.

It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. Neither the code official nor this jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. (Ord. 2007-10)

Section 4-202.AE305.2- Subsections AE305.2 and AE305.3 of the 2006 Edition of the International Residential Code are hereby deleted.

Section 4-202.AE306 - Sections AE306 and AE307 of the 2006 Edition of the International Residential Code are hereby deleted. (Ord. 2007-10)

Section 4-202.AE401.2- Subsection AE401.2 of the 2006 Edition of the International Residential Code is hereby deleted. (Ord. 2007-10)

Section 4-202.AE402.1- Subsection AE402.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE402.1 General. Manufactured homes and accessory buildings shall be located on the property in accordance with the Zoning Regulations of the City of Spring Hill, Kansas. (Ord. 2007-10)

Section 4-202.AE501.1 - Subsection AE501.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE501.1 General. A manufactured home shall be installed on a permanent foundation system which is designed and constructed to sustain within the stress limitations specified in this code and all vertical and lateral loads specified in this code.

Exception: When specifically authorized by the City of Spring Hill, foundation and anchorage systems which are constructed in accordance with the methods specified in Section AE600 of these provisions, or in the United States Department of Housing and Urban Development Handbook, *Permanent Foundations for Manufactured Housing*, 1984 Edition, Draft, shall be deemed to meet the requirements of this Appendix E for temporary installations allowed by the Zoning Regulations. (Ord. 2007-10)

Section 4-202.AE502.3 - Subsection AE502.3 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE502.3 Footings and foundations. Footings and foundations, unless otherwise specifically provided, shall be constructed of materials specified by this code for the intended use and in all cases shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations shall extend at least 8 inches (203 mm) above the adjacent finish grade. Footings shall have a minimum depth below finished grade of 36 inches unless a greater depth is recommended by a foundation investigation or an alternate design is submitted from a licensed design professional registered by the State of Kansas.

Piers and bearing walls shall be supported on masonry or concrete foundations or piles, or other approved foundation systems, which shall be of sufficient capacity to support all loads. (Ord. 2007-10)

Section 4-202.AE502.4 - Subsection AE502.4 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE502.4 Foundation design. The foundation system shall be designed in accordance with the applicable structural provisions of this code and shall be designed to minimize differential settlement. (Ord. 2007-10)

Section 4-202.AE503 - Section AE503 of the 2006 Edition of the International Residential Code is hereby deleted. (Ord. 2007-10)

Section 4-202.AE603.1 - Subsection AE603.1 of the 2006 Edition of the International Residential Code is hereby amended to read as follows.

AE603.1 General. Piers constructed as indicated in Section AE602 may have heights as follows:

1. Piers shall be at least 16 inches by 16 inches (406 mm by 406 mm) consisting of interlocking masonry units and shall be fully capped with minimum 4-inch (102 mm) solid masonry units or equivalent.
2. Cast-in-place concrete piers meeting the same size and height limitations of the above requirements may be substituted for piers constructed of masonry units. (Ord. 2007-10)

Section 4-203 -- International Plumbing Code -- Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill; the 2006 International Plumbing Code, dated January, 1999, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Plumbing Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours.

Appendix D, Degree Day And Design Temperatures is hereby adopted as part of this code. (Ord. 2007-10)

Section 4-203.101.1 — Subsection 101.1 of the 2006 Edition of the International Plumbing Code is hereby amended to read as follows;

101.1 Title. These regulations shall be known as the City of Spring Hill *Plumbing Code* hereinafter referred to as “this code.” (Ord. 2007-10)

Section 4-203.103 — Sections 103, 104, 105 and 106 of the 2006 Edition of the International Plumbing Code are hereby deleted. (Ord. 2007-10)

Section 4-203.108 — Sections 108 and 109 of the 2006 Edition of the International Plumbing Code are hereby deleted. (Ord. 2007-10)

Section 4-203.305.6 — Subsection 305.6 of the 2006 Edition of the International Plumbing Code is hereby by amended to read as follows.

305.6 Freezing. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperature unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 36 inches below grade.

305.6.1 Sewer depth. Building sewers shall be a minimum of 12 inches below grade. (Ord. 2007-10)

Section 4-203.504.3 — Subsection 504.3 of the 2006 Edition of the International Plumbing Code is hereby amended to read as follows.

504.3 Shutdown. A means for disconnecting an electric hot water supply system from its energy supply shall be provided in accordance with the *NFPA 70, National Electrical Code, 2005 Edition*. A separate valve shall be provided to shut off the energy fuel supply to all other types of hot water supply systems. (Ord. 2007-10)

Section 4-203.602.3.3 — Subsection 602.3.3 of the 2006 Edition of the International Plumbing Code is hereby deleted. (Ord. 2007-10)

Section 4-203.1003.4 — Subsection 1003.4 of the 2006 Edition of the International Plumbing Code is hereby amended to read as follows:

1003.4 Oil separators required. At repair garages; gasoline stations with grease racks, grease pits or work racks; car washing facilities with engine or undercarriage cleaning capability; and at factories where oily and flammable liquid wastes are produced, separators shall be installed into which all oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying in the building drainage system or other point of disposal.

Oil separators shall not be connected to any private sewage disposal system unless first approved by the Public Works Department, Johnson County Environmental Health Department or the Miami County Director of Environmental Health. (Ord. 2007-10)

Section 4-204 — International Mechanical Code — Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill; the 2006 International Mechanical Code, dated January, 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Mechanical Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-204.101.1 — Subsection 101.1 of the 2006 Edition of the International Mechanical Code is hereby amended to read as follows.

101.1 Title. These regulations shall be known as the City of Spring Hill *Mechanical Code*, hereinafter referred to as “this code.” (Ord. 2007-10)

Section 4-204.102.10 — Subsection 102.10 is hereby added to the 2006 Edition of the International Mechanical Code to read as follows.

102.10 State boiler Inspector. Where permits are issued and portions of the work require inspection and approval of boilers and pressure vessels by the State of Kansas, those portions of the work shall comply with the state requirements in lieu of compliance with the technical provisions of this code. Contact the State Boiler Inspector at the State Department of Human Resources for complete information regarding state requirements. State approval is generally required for all boilers that require permits.

Exceptions:

1. Boilers serving individual dwelling units and their accessory structures.
2. Pressure vessels that do not exceed 15 cubic feet and 250 psi.

(Ord. 2007-10)

Section 4-204.103 — Sections 103, 104, 105 and 106 of the 2006 Edition of the International Mechanical Code are hereby deleted. (Ord. 2007-10)

Section 4-204.108 — Sections 108 and 109 of the 2006 Edition of the International Mechanical Code are hereby deleted. (Ord. 2007-10)

Section 4-205 — International Fuel Gas Code — Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill; the 2006 International Fuel Gas Code, dated January, 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Fuel Gas Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-205.101.1 — Subsection 101.1 of the 2006 Edition of the International Fuel Gas Code is hereby amended to read as follows.

101.1 Title. These regulations shall be known as the City of Spring Hill *Fuel Gas Code*, hereinafter referred to as “this code.” (Ord. 2007-10)

Section 4-205.101.3 — Subsection 101.3 of the 2006 Edition of the International Fuel Gas Code is hereby amended to read as follows.

101.3 Appendices. The provisions of the following appendices are hereby adopted as a part of this code.

Appendix A — Sizing and Capacities of Gas Piping

Appendix B — Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use and Type B Vents.

Appendix C — Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.

Appendix D — Recommended Procedure for Safety Inspection of an Existing Appliance Installation.

(Ord. 2007-10)

Section 4-205.103 — Sections 103 and 104 of the 2006 Edition of the International Fuel Gas Code are hereby deleted. (Ord. 2007-10)

Section 4-205.105.1 — Subsections 105.1 through 105.2 of the 2006 Edition of the International Fuel Gas Code are hereby deleted. (Ord. 2007-10)

Section 4-205.106 – Section 106 of the 2006 Edition of the International Fuel Gas Code is hereby deleted. (Ord. 2007-10)

Section 4-205.108 — Sections 108 and 109 of the 2006 Edition of the International Fuel Gas Code are hereby deleted. (Ord. 2007-10)

Section — 4-206 International Fire Code — Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, conditions, terms and specifications, for the control of buildings and structures within the City of Spring Hill; the 2006 International Fire Code, dated January, 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Fire Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-206.101.1 — Section 101.1 of the 2006 edition of the International Fire Code is hereby amended to read as follows.

101.1 Title. These regulations shall be known as the City of Spring Hill *Fire Code*, hereinafter referred to as “this code.” (Ord. 2007-10)

Section 4-206.101.2.1 — Section 101.2.1 of the 2006 Edition of the International Fire Code is amended to read as follows.

101.2.1 Appendices adopted. The provisions of the following appendices are hereby adopted as a part of this code.

- Appendix B – Fire Flow Requirements For Buildings
- Appendix C – Fire Hydrant Locations And Distribution
- Appendix D – Fire Apparatus Access Roads
- Appendix E – Hazard Categories
- Appendix F – Hazard Ranking
- Appendix G – Cryogenic Fluids-Weight And Volume Equivalents

(Ord. 2007-10)

Section 4-206.105 – Sections 105.1.2.2; 105.6.1; 105.6.3 to 105.6.13, inclusive; 105.6.15 to 105.6.29, inclusive; 105.6.31 to 105.6.46, inclusive; and 105.7 of the 2006 Edition of the International Fire Code are hereby deleted. (Ord. 2007-30)

Section 4-206.108 through 111 — Sections 108, 109, 110 and 111 of the 2006 Edition of the International Fire Code are hereby deleted. (Ord. 2007-10)

Section 4-206.202 – The definition of Fire Code Official contained in Section 202 of the 2006 Edition of the International Fire Code is hereby amended to read as follows:

Fire Code Official. The Building Official or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative. Whenever the term “fire code official” is used in the text of this code, it shall be substituted with the term “code official”. (Ord. 2007-10)

Section 4-206.311.1.1 — Subsection 311.1.1 of the 2006 Edition of the International Fire Code is hereby amended to read as follows.

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the *International Building Code* and all applicable City Codes. (Ord. 2007-10)

Section 4-206.505 — Section 505 of the 2006 Edition of the International Fire Code is hereby deleted. (Ord. 2007-10)

Section 4-206.508.1 — Subsection 508.1 of the 2006 Edition of the International Fire Code is hereby amended to read as follows.

508.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Exception: The Code Official may reduce or eliminate the fire flow requirements when the public water supply is insufficient to provide the volume of water necessary for the required fire flow, provided the applicant for a permit can show that the safety and wellbeing of the public will not be lessened.

(Ord. 2007-10)

Section 4-206.508.5.1 — Subsection 508.5.1 of the 2006 Edition of the International Fire Code is hereby amended to read as follows.

508.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant or alternative water source on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official.

Exceptions:

1. The Code Official may consider waiver for the requirement for hydrants or alternate sources of water supply in situations where an adequate supply of water from a public water supply is not available, provided the applicant for a permit can show that the safety and wellbeing of the public will not be lessened.
2. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
3. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.1.1 or Section 903.1.2, the distance requirement shall be 600 feet.

(Ord. 2007-10)

Section 4-207 — National Electrical Code — Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill; the 2005 National Electrical Code, as published by the National Fire Protection Association, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2005 National Electrical Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-207.90-2 (b) - Subsection 90-2 (b) of the 2005 Edition of NFPA 70, National Electrical Code is hereby amended to add new item to read as follows.

90-2 (b) (6) Installations of electrical systems, equipment, and components indoors and outdoors that are within the scope of the provisions of Chapters 33 through 42 of the 2006 Edition of the International Residential Code. (Ord. 2007-10)

Section 4-207.210.12(B) – Subsection 210.12(B) of the 2005 Edition of NFPA 70, National Electrical Code is hereby amended to read as follows:

210.12(B) Dwelling Unit Bedrooms. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying receptacle and lighting outlets installed in dwelling unit bedrooms/sleeping rooms shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit. Smoke and carbon monoxide detectors shall not be connected to an arc-fault protected circuit. (Ord. 2007-10)

Section 4-208 -- International Property Maintenance Code -- Incorporated. There is incorporated by reference, for the purpose of adopting regulations, provisions, terms, and specifications, for the control of buildings and structures within the City of Spring Hill, the 2006 International Property Maintenance Code, dated January 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this ordinance and including such new and additional provisions added to said code by this ordinance. Not less than three (3) copies of said 2006 International Property Maintenance Code shall be marked Official Copy as Adopted, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. (Ord. 2007-10)

Section 4-208.101.1 – Subsection 101.1 of the 2006 International Property Maintenance Code is hereby amended to read as follows.

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Spring Hill, hereinafter referred to as “this code.” (Ord. 2007-10)

Section 4-208.102.3 – Section 102.3 of the 2006 International Property Maintenance Code is hereby amended to read as follows.

102.3 Applications of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code and the NFPA 70, National Electrical Code, 2005 Edition. Nothing in this code shall be construed to cancel, modify or set aside any provisions of the City of Spring Hill Unified Zoning Ordinance. (Ord. 2007-10)

Section 4-208.103 – Sections 103 and 111 of the 2006 International Property Maintenance Code are hereby deleted. (Ord. 2007-10)

Section 4-208.602.3 – Subsection 602.3 of the 2006 International Property Maintenance Code is hereby amended to read as follows.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 65 degrees F (18 degrees C) in all habitable rooms, bathrooms and toilet rooms.

Exception. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code, 2006 Edition. (Ord. 2007-10)

Section 4-208.602.4 – Subsection 602.4 of the 2006 International Property Maintenance Code is hereby amended to read as follows.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65 degrees F (18 degrees C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

(Ord. 2007-10)

Section 4-208.604.2 – Subsection 604.2 of the 2006 International Property Maintenance Code is hereby amended to read as follows.

Section 604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70, National Electrical Code, 2005 Edition. Dwelling units shall be served by a three-wire 120/240 volt single phase electrical service having a rating of not less than 60 amperes. (Ord. 2007-10)

ARTICLE 7. MOVING HOUSES AND STRUCTURES

4-701. PERMIT NECESSARY. It shall be unlawful for any person, firm or corporation to move any house or other structure of the height of sixteen feet (16') or over, or of a width of fifteen feet (15') or more, upon or across any street, alley or sidewalk in this city without first obtaining a permit so to do as hereinafter provided.

4-702. APPLICATION FOR PERMIT. All applications for permits to move houses, buildings, derricks or other structures mentioned in Section 4-601 of this article shall be made in writing to the city clerk specifying the day and hour the moving is to commence and the route through the city's streets over which the building or structure shall be moved must be approved by the city council or designated official. If it shall be necessary to cut down and move, raise or in any way interfere with any wires or poles, the application shall state the name of the owners of the wires or poles and the time and place, when and where the removal of the poles or the cutting, raising or otherwise interfering with the wires will be necessary.

4-703. CITY CLERK TO NOTIFY WIRE OWNERS. The city clerk shall upon the filing of such application, give not less than twenty-four (24) hours notice to the person, firm or corporation owning or operating such wires or poles or to their agents, of the time and place, when and where, the removal of the poles, or the cutting, raising or otherwise interfering with the wires shall be necessary.

4-704. DUTY OF OWNER OF POLES OR WIRES. It shall be the duty of the person, firm or corporation owning or operating the poles or wires after service of notice, as provided in Section 4-603 of this article, to furnish competent workmen to remove such poles, or raise or cut such wires as will be necessary to facilitate the moving of such house or other structure. The necessary expense which is incurred thereby shall be paid by the holder of the moving permit.

4-705. UNLAWFUL TO MOLEST WIRES. No person engaged in moving any house, or other structure shall raise, cut or in any way interfere with any such poles or wires unless the persons or authorities owning or having control of the same shall refuse to do so after having been notified as provided in Section 4-603 of this article; then only competent and experienced workmen shall be employed in such work, and in such case the necessary and reasonable expense shall be paid by the owners of the poles and wires handled. The work shall be done in a careful and workmanlike manner, and the poles and wires shall be promptly replaced and the damages thereto properly repaired.

4-706. DUTY OF DIRECTOR OF PUBLIC WORKS. It shall be the duty of director of public works from time to time to inspect the progress of moving any house or other structure and to see that the house or other structure is being moved in accordance with the provisions of this article.

4-707. DUTY OF MOVER. It shall be the duty of any person, firm or corporation moving any of the structures mentioned in Section 4-601 of this article upon or across any street, alley or sidewalk in this city, to display red lanterns thereon in such a manner as to show the extreme height and width thereof from thirty (30) minutes after sunset to thirty (30) minutes before sunrise.

4-708. TAXES PAID. No person, firm or corporation shall move or attempt to move any building or structure unless all taxes against the same shall have been paid.

4-709. MOVER TO FURNISH BOND. The governing body may require any person, firm or corporation at the time of making application for a permit as provided in Section 4-601 of this article to execute in favor of this city a good and sufficient surety bond to be approved by the mayor, indemnifying the city against any loss or damage suit resulting from the failure of such person, firm or corporation to comply with the provisions of this article, or from their negligence.

4-710. LANDOWNER; RESPONSIBILITY. When a house is moved from the premises, the owner of the land is responsible for removing all refuse, including but not limited to, footings, foundations, concrete, steps, bricks, and to put the lot back to its natural grade.

ARTICLE 8. DANGEROUS STRUCTURES

4-801. PURPOSE. The governing body has found that there exists within the corporate limits of the city structures which are unfit for human use or habitation because of dilapidation, defects increasing the hazards of fire or accidents, structural defects or other conditions which render such structures unsafe, unsanitary or otherwise inimical to the general welfare of the city, or conditions which provide a general blight upon the neighborhood or surrounding properties. It is hereby deemed necessary by the governing body to require or cause the repair, closing or demolition or removal of such structures as provided in this ordinance.
(Ord 97-05)

4-802. DEFINITIONS. For the purpose of this ordinance, the following words and terms shall have the following meanings:

- a) Last Known Address includes the address where the property is located, or the address as listed in the tax records.
- b) Parties in Interest means any owner or owners of record, judgment creditor, tax purchaser, occupant or other party having any legal or equitable title or interest in the property.
- c) Public Officer means the Building Inspector or his or her authorized representative.
- d) Structure shall include any building, wall, super structure or other structure which requires location on the ground, or is attached to something having a location on the ground.

(Ord. 2006-05)

4-803. PUBLIC OFFICER; DUTIES. The public officer is hereby authorized to exercise such powers as may be necessary to carry out the purposes of this ordinance, including the following:

- a) Inspect any structure which appears to be unsafe, dangerous or unfit for human habitation;
- b) Have authority to enter upon premises at reasonable hours for the purpose of making such inspections. Entry shall be made so as to cause the least possible inconvenience to any person in possession of the structure. If entry is denied, the public officer may seek an order for this purpose from a court of competent jurisdiction;
- c) Report all structure which he or she believes to be dangerous, unsafe or unfit for human habitation to the governing body;
- d) Receive petitions as provided in this ordinance.

(Ord 97-05)

4-804. PROCEDURE; PETITION. Whenever a petition is filed with the public officer by at least five residents charging that any structure is dangerous, unsafe or unfit for human habitation, or whenever it appears to the public officer on his or her own motion that any structure is dangerous, unsafe or unfit for human habitation, he or she shall, if his or her preliminary investigation discloses a basis for such charges, report such findings to the governing body.

(Ord 97-05)

4-805. SAME; NOTICE. The governing body upon receiving a report as provided in 4-804 be resolution fix a time and place at which the owner, the owner's agent, any lienholder of record and any occupant of the structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished.

(Ord 97-05)

4-806. SAME; PUBLICATION.

- a) The resolution shall be published once each week for two consecutive weeks on the same day of each week. At least thirty (30) days shall elapse between the last publication and the date set for the hearing.
- b) A copy of the resolution shall be mailed by certified mail within three days after its first publication

to each owner, agent, lienholder and occupant at the last known place of residence and shall be marked "deliver to addressee only".

(Ord 97-05)

4-807. SAME; HEARING, ORDER.

- a) If, after notice and hearing, the governing body determines that the structure under consideration is dangerous, unsafe or unfit for human use or habitation, it shall state in a resolution its findings of fact in support of such determination and shall cause the resolution to be published once in the official city newspaper and a copy mailed to the owners, agents, lienholders of record and occupants in the same manner provided for the notice of hearing. The resolution shall fix a reasonable time within which the repair or removal of such structure shall be commenced and a statement that if the owner of such structure fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed.

(Ord. 2006-05)

- b) If the repair, alteration, or improvement of the structure can be made at a cost which shall not exceed fifty percent (50%) of the fair market value of the structure, the owner of the property shall, within the time specified in the order, repair, alter or improve the structure to render it safe and fit for human use or habitation, or shall vacate and close the structure until such time as he has complied with the order.

- c) If the repair, alteration or improvement of the structure cannot be made at a cost of fifty percent (50%) of the fair market value, the owner shall, within the time specified in the order, remove or demolish the structure. (Ord 97-05)

4-808. DUTY OF OWNER. Whenever any structure within the city shall be found to be dangerous, unsafe or unfit for human use or habitation, it shall be the duty and obligation of the owner of the property to render the same secure and safe or to remove the same. (Ord 97-05)

4-809. SAME; FAILURE TO COMPLY.

- (a) If, within the time specified in the order, the owner fails to comply with the order to repair, alter, improve or vacate the structure, the public officer may cause the structure to be repaired, altered, improved, or to be vacated and closed.

- (b) If, within the time specified in the order, the owner fails to comply with the order to remove or demolish the structure, the public officer may cause the structure to be removed and demolished. (Ord 97-05)

4-810. SAME; MAKE SITE SAFE. Upon removal of any structure, the owner shall fill any basement or other excavation located upon the premises and take any other action necessary to leave the premises in a safe condition. If the owner fails to take such action, the public officer may proceed to make the site safe. (Ord 97-05)

4-811. ASSESSMENT OF COSTS: FINANCE.

- a) The cost to the city of any repairs, alterations, improvements, vacating, removal or demolition by the enforcing officer, including making the site safe, shall be reported to the city clerk.
- b) The city shall give notice to the owner of the structure by certified mail of the cost of removing the structure and making the premises safe and secure and the costs of providing notice. The notice shall also state that payment of the cost is due and payable within thirty (30) days following receipt of the notice.

- c) If the costs remain unpaid after thirty (30) days following receipt of notice, the city clerk may sell any salvage from the structure and apply the proceeds or any necessary portion thereof to pay the cost of removing the structure and making the site safe. Any proceeds in excess of that required to recover the costs shall be paid to the owner of the premises upon which the structure was located.
- d) If the proceeds received from the sale of salvage or from the proceeds of any insurance policy in which the city has created a lien pursuant to K.S.A. 40-3901 et seq., and amendments thereto, are insufficient to recover the above stated costs, or if there is no salvage, the balance shall be collected in the manner provided by K.S.A. 12-1, 115, and amendments thereto, or it shall be assessed as special assessments against the lot or parcel of land on which the structure was located and the city clerk, at the time of certifying other city taxes, shall certify the unpaid portion of the costs to the county clerk who shall extend the same on the tax roll of the county against such lot or parcel of land and it shall be collected by the county treasurer and paid to the City as other City taxes are collected and paid. The City may pursue collection both by levying a special assessment and in the manner provided by K.S.A. 12-1, 115, and amendments thereto, but only until the full costs and applicable interest has been paid in full.
- e) If there is no salvage material, or if the moneys received from the sale of salvage or from the proceeds of any insurance policy in which the City has created a lien pursuant to K.S.A. 40-3901 et. Seq., and amendments thereto, are insufficient to pay the costs of the work and the costs of providing notice, such costs or any portion thereof in excess of that received from the sale of salvage or any insurance proceeds may be financed, until the costs are paid, out of the general fund or by the issuance of no-fund warrants.

(Ord 2006-05)

4-812. IMMEDIATE HAZARD. When in the opinion of the governing body any structure is in such condition as to constitute an immediate hazard requiring immediate action to protect the public, the governing body may direct the public officer to erect barricades or cause the property to be vacated, taken down, repaired, shored or otherwise made safe without delay. Such action may be taken without prior notice to or hearing of the owners, agents, lienholders and occupants. The cost of any action under this section shall be assessed against the property as provided in 4-811.

(Ord 97-05)

4-813. APPEALS FROM ORDER. Any person affected by an order issued by the governing body under this ordinance may, within thirty (30) days following service of the order, petition the district court of the county in which the structure is located for an injunction restricting the public officer from carrying out the provisions of the order pending final disposition of the case.

(Ord 97-05)

4-814. SCOPE OF ORDINANCE. Nothing in this ordinance shall be constructed to abrogate or impair the powers of the courts or of any department of the city to enforce any provisions of its charter or its ordinances or regulations, nor to prevent or punish violations thereof; and the powers conferred by this ordinance shall be in addition to and supplemental to the powers conferred by the constitution, any other law or ordinance. Nothing in this ordinance shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise or to exercise those powers granted specifically by K.S.A. 12-1750:1756.

(Ord.97-05)

ARTICLE 9. REGULATIONS OF UNFIT STRUCTURES

4-901. FINDINGS OF GOVERNING BODY. The governing body of the city has found that there exists in such municipality, structures which are unfit for human use or habitation, due to dilapidation, defects increasing the hazards of fire, accidents, or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions, including those set forth in Section 4-904 of this article, which renders such structures unsafe or unsanitary, or dangerous or detrimental to the health, safety, or morals, or otherwise inimical to the welfare of the residents of the city, and it is hereby deemed necessary by such governing body of the city to require or cause the repair, closing, or demolition, or removal of the structures in the manner hereinafter provided. K.S.A. Supp. 17-4759:4759a)

4-902. DEFINITIONS. For the purpose of this article, certain terms and words are hereby defined as follows:

- a. Structures. Anything constructed or erected which requires location on the ground, or attached to something having a location on the ground;
- b. Residential Structures. Any building, dwelling, or structure, or part thereof used and occupied for human habitation, or intended to be so used, and including any appurtenances belonging thereto, or usually enjoyed therewith.
- c. Nonresidential Structures. Any structure which is used for other than residential purposes, or a part of such structure, or a structure, a part of which is used for other than residential purposes, and where applicable, the premises on which such structures are situated.
- d. Public Officer. Means the Building Inspector or his or her authorized representative.

4-903. PROCEDURE. The procedure to follow regarding the regulation of unfit structures shall be:

- a. Whenever a petition is filed with the public officer by at least five (5) residents of the municipality charging that any structure is unfit for human use or habitation, or whenever it appears to the public officer on his own motion that any structure is unfit for human use or habitation, he shall, if his preliminary investigation discloses a bases for such charges, issue and cause to be served upon the owner, every mortgagee of record, and all parties in interest in such structure (including persons in possession), a complaint stating the charges in that respect. Such complaint shall contain a notice that a hearing will be held before the public officer at a place therein fixed, not less than the (10) days after the serving of the complaint. The owner, mortgagee, and parties in interest, shall have the right to file an answer to the complaint and to appear in person or otherwise, and give testimony at the place and time fixed in the complaint, and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the public officer.
- b. If, after such notice and hearing, the public officer determines that the structure under consideration is unfit for human use or habitation, he shall state in writing his findings of facts in support of such determination, and shall issue and cause to be served upon the owner thereof an order which:
 1. If the repair, alteration, or improvement of the structure can be made at a reasonable cost in relation to the value of the structure, which shall not exceed fifty percent (50%) of the fair market value of the structure, the owner of the property shall, within the time specified in the order, repair, alter, or improve such structure to render it fit for human use or habitation, or shall vacate and close the structure until confirmation with this article is met.
 2. If the repair, alteration, or improvement of the structure cannot be made at a reasonable cost in relation to the value of the structure, that is to say, under fifty percent (50%) of such fair market value, which is hereby deemed to be a reasonable cost by the governing body of the city, the owner shall within the time specified in the order remove or demolish such structure.

- c. If the owner fails to comply with an order to repair, alter, or improve, or to vacate and close the structure for a period more than thirty (30) days from the date of such order, the public officer may cause such structure to be repaired, altered, or improved, or to be vacated and closed.
- d. If the owner fails to comply with an order to remove or demolish the structure for a period more than thirty (30) days from the date of such order, the public officer may cause such structure to be removed or demolished.
- e. The amount of the cost of such repairs, alterations or improvements, or of vacating and closing, or removal or demolition by the public officer, shall be a lien against the real property upon which the cost was incurred. Such lien, shall include allowance of his costs and the necessary attorney's fees; and may be foreclosed in judicial proceedings in the manner provided or authorized by law for loans secured by liens on real property. In lieu of foreclosure, the costs, including the officer's costs, may be assessed as a special assessment against the lot or parcel of land on which the structure was located in which case the city clerk, at the time of certifying other city taxes, shall certify the unpaid portion of the costs and the county clerk shall extend the same on the tax rolls of the county against the lot or parcel of land. If the structure is removed or demolished by the public officer, he shall sell the materials of such structure, and shall credit the proceeds of such sale against the cost of the removal or demolition, and if there be any balance remaining, it shall be paid to the parties entitled thereto as determined by proper judicial proceedings instituted by the public officer after deducting the costs of such judicial proceedings, including his necessary attorney's fees incurred therein as determined by the court.

4-904. CONDITIONS MAKING STRUCTURES UNFIT FOR HUMAN USE OR HABITATION. The public officer herein designated may determine that the structure is unfit for human use or habitation if he finds that conditions exist in such structure which are dangerous or injurious to the health, safety, or morals of the occupant of such buildings, or other residents of such municipality, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to, the following: Defects increasing the hazards of fire, accident, or other calamities; lack of adequate ventilation, air pollution, light or sanitary facilities, dilapidation, disrepair, structural defects, uncleanness, overcrowding; inadequate ingress and egress; dead and dying trees, limbs, and other unsightly natural growth; unsightly appearances that constitute a blight to adjoining property and the neighborhood, or the city; walls, sidings, or exteriors of a quality and appearance not commensurate with the character of properties in the neighborhood; unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof; vermin infestation; inadequate drainage, or any violation of health, fire, building or zoning regulations, or any other laws or regulations relating to the use of land and the use and occupancy of buildings and improvements.

4-905. SERVICE OF COMPLAINT OR ORDER. Complaints or orders issued by the public officer pursuant to this article shall be served upon persons either personally or by registered or certified mail. If the location of such persons are unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer makes an affidavit to that effect, service may be made by publishing the complaint or order once in the official newspaper of the city. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A copy of such complaint or order shall also be filed with the clerk of the district court of the county in which the structure is located, and such filing of the complaint or order shall have the same force and effect as other lis pendens notices provided by law.

4-906. APPEALS TO DISTRICT COURT. Any person affected by an order issued by the public officer pursuant to this section may petition the district court of the county in which the structure is located for an injunction restraining the public officer from carrying out the provisions of the order. Upon such petition, the court may, issue a temporary injunction restraining the public officer, pending the final disposition of the case. Such petition shall be filed not later than thirty (30) days after the posting and service of the order of the public officer. Hearings shall be held by the court on such petition as soon thereafter as possible, and shall be given preference over other matters before the court. The court shall hear and determine the issues raised, and

shall enter a final order or decree of the proceedings. In all such proceedings, findings of the public officer as to facts, if supported by evidence, shall be conclusive. Costs shall be in the discretion of the court. The remedies herein provided shall be exclusive remedies, and no person affected by an order of the public officer pursuant to this article shall be entitled to recover any damages for action taken, pursuant to such order, or because of compliance by such person with any order of the public officer.

4-907. PUBLIC OFFICER: ADDITIONAL POWERS. The public officer is hereby authorized to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this article, including, in addition to others herein granted, the power to:

- a. Investigate the structure conditions in the municipality in order to determine which structures therein are unfit for human use or habitation;
- b. administer oaths, affirmations, examine witnesses, and receive evidence;
- c. enter upon premises for the purpose of making examinations: Provided, That such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession, and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;
- d. appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this article;
- e. delegate any of his functions and powers under such ordinance to such officer, agents, and employees as he may designate.

4-908. DETERMINATION OF ANNUAL COSTS. The governing body shall prepare an estimate of the annual expenses or costs to provide the equipment, personnel and supplies necessary for periodic examinations and investigations of the structures in such municipality to determine the fitness of such structures for human use or habitation, and for the enforcement and administration of this article.

4-909. OTHER POWERS PRESERVED. Nothing in this article shall be construed to abrogate or impair the powers of this city to enforce any other provisions of its ordinances, or its charter, or regulations, nor to prevent or punish violations thereof, and the powers conferred by this section upon the public officer or other public officials shall be in addition and supplemental to the other powers conferred by the city.

4-910. GENERAL PENALTY PROVISIONS. Violations of any of the provisions of this ordinance shall be subject to the general penalty provisions of Section 1-1101 and amendments thereto, of the Spring Hill Municipal Code. (Ord. 2008-03)

ARTICLE 10. HOUSE NUMBERING

4-1001. BUILDINGS NUMBERED. All buildings on lots and parts of lots, or other property abutting on any street or avenue shall be numbered. The plan of numbering as far as practicable shall be known as the Philadelphia Plan.

4-1002. INCORPORATING JOHNSON COUNTY ADDRESS STANDARDS. There is hereby incorporated by reference for the purpose of establishing addresses within the corporate limits of the City of Spring Hill, Kansas, that certain publication known as the "Johnson County Addressing Standards", Edition of 2003, prepared in book form by the Johnson County, Kansas Aims Department. No fewer than three copies of said Address Standards shall be marked or stamped "Official Copy as Adopted by Ordinance No. 2003-21", and to which shall be attached a copy of this ordinance and filed with the city clerk to be open to inspection and available to the public at all reasonable hours. The Zoning Administrator is hereby authorized to administer and implement the Address Standards for the establishment of the street addresses with the City of Spring Hill, Kansas. (Ord. 2003-21)

4-1003. INCORPORATING SPRING HILL HUNDRED-BLOCK NAMES MAP. There is hereby incorporated by reference for the purpose of establishing street names within the corporate limits of the City of Spring Hill, Kansas that certain publication known as the "Spring Hill Hundred Block Names Map", Edition of 2003, prepared in map form by the Johnson County, Kansas Aims Department. No fewer than three copies of the Map shall be marked or stamped "Official Copy as Adopted by Ordinance No. 2003-21", and to which shall be attached a copy of this ordinance and filed with the city clerk to be open to inspection available to the public at all reasonable hours. The Zoning Administrator is hereby authorized to administer and implement the Spring Hill Hundred Names Map for the designation of street names within the City of Spring Hill, Kansas." (Ord. 2003-21)

4-1004. RESIDENCE DISTRICT. In the residence district comprising all of the municipality outside of the business district from the corner of each block next to its respective base line each twenty-five (25') of frontage shall be given a number. Except where lots vary from twenty-five (25') in width such numbering shall be numbered to conform to the size of the lot. Where two (2) dwellings are located on the same lot the second dwelling shall have the same number as the first dwelling with the number one-half (1/2) added.

4-1005. DESIGNATION OF STREETS. All numbering of houses and places of business located on those portions of any streets extending north and south and being north of the railroad base line shall be numbered according to the numbering plan and all south of the railroad base line shall be numbered according to the numbering plan and known and designated as South.

4-1006. PLAN OF NUMBERING. All persons owning or occupying or having control of property fronting or facing any of the public avenues or streets of the city are hereby required to number the same in conformity to the provisions of this article within sixty (60) days.

4-1007. METHOD OF ASCERTAINING NUMBERS. For the purpose of this article the city is hereby divided into a North and South side and Nichols Street is hereby declared to be the dividing line. The numbers to be given any house or building fronting on any street running north and south shall be ascertained by commencing at Nichols Street with the number one hundred (100) and numbering them north and south allowing one hundred (100) numbers for each block or fraction thereof and placing even numbers on the east side of the street and the odd numbers on the corresponding west side of the street.

The numbers to be given any house fronting on any street running east and west shall be ascertained by commencing at Webster Street with one hundred (100) and then east allowing one hundred (100) numbers for each block or fraction thereof placing the even numbers on the north side of the street and the odd numbers on the corresponding south side of the street: Provided, That situations not conforming to the standard pattern set out above, e.g., odd-size lots, in previously platted blocks may be treated in a different manner as approved by the governing body.

4-1008. FINAL DETERMINATION OF ADDRESS AND STREET NAMES. In case of doubt or when a question arises as to the proper address or street name to be assigned to a street, lot or building, the Zoning Administrator shall make the final determination regarding the address or street name. (Ord. 2003-21)

4-1009. PENALTY. Any person violating or permitting the violation of any provision of this ordinance or who fails to post or place upon his or her dwelling unit or building any street address established by this ordinance, shall, upon conviction in municipal court, be subject to the penalties as set forth in the general penalty provision of the Spring Hill Municipal Code, to wit: Chapter 1, Article 11. (Ord.2003-21)