

## STAY INFORMED

### Web Pages:

Code Services [www.cityofmhc.com](http://www.cityofmhc.com) , Departments,  
Code Services  
City of Manhattan: <http://www.cityofmhc.com>  
ICC Code Central <http://www.iccsafe.org>  
Northwest Builders Network, ADA & Building Code Compliance Center  
<http://www.nwbuildnet.com/stores/bmada/index.html>

### Phone Numbers:

Code Services: 587-4506  
Fire Services 587-4504  
Customer Service 587-2480  
Community Development 587-2412  
Public Works 587-2415  
Storm Water 587-2415  
Sewer Maintenance 587-4547  
Riley County Register of Deeds 587-6340  
Riley County Public Works 587-6330  
Riley County/ Manhattan Health Department 776-4779



## City of Manhattan Code Services

City Of Manhattan  
Code Services  
2000 Denison Avenue

Phone: 785-587-4506  
Fax: 785-587-4514

Office Hours  
8:00 am– 5:00 pm

Under construction is published as a contractor's newsletter by the Code Services section of the City of Manhattan, Department of Fire Services. Please submit comments and suggestions to the Manhattan Fire Department, 2000 Denison Avenue, Manhattan, KS 66502

Attn: Code Services.

## City of Manhattan Code Services

# UNDER CONSTRUCTION

June 2014

### From the Building Official

Summer is almost upon us and we continue to see moderately strong building numbers for 2014. We are ahead of last year's pace in almost all categories. There are many commercial projects currently under construction with more that have been submitted for review. The residential construction has also seen a recent influx of permit applications so it looks like the building trend will continue further into 2014. We'll continue to work to get to inspections as quickly as possible but the earlier you call for inspection, the more chance of getting the day/time you would like.

I know most of you are aware that we began using the 2012 International codes as of March 1. The one provision that will not take effect until Sept. 1 is the protection of truss and I-joint floors in residential construction. If you need more info on either of those items, let me know.

Otherwise, have a good summer and as always, if you have any questions or concerns please feel free to give me a call or stop by the code office.

Brad Claussen  
Building Official

City of Manhattan, KS  
785-587-4506



### Inside This Issue

FROM THE BUILDING	1
CODE SERVICES INSPECTORS' ACCOMPLISHMENTS	1
ON SITE PAPERWORK	2
RESIDENTIAL WALL BRACING: ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES	2
MEET THE CODE STAFF	2
RESIDENTIAL BUILDING PERMIT SUBMISSION CHECKLIST	3
GAS INSPECTION	3
CONTINUING EDUCATION	3
STAY INFORMED	4

### We are closed the following holidays

Friday, July 4th,  
2014

Independence Day

Monday,  
September 1st 2014  
Labor Day

Tuesday,  
November 11, 2014  
Veteran's Day

### CODE SERVICES INSPECTORS' ACCOMPLISHMENTS

We would like to congratulate Rick Berry on passing the Residential Plumbing Inspector Certification. Congratulations also go to Darren Emery for passing the legal and management modules of the C.B.O. certification. That, coupled with the technical certificates, Darren already has, qualified him to receive the Certified Building Official designation from ICC.

## ON SITE PAPERWORK

All job sites must have the green permit card, inspection card and approved plans on site. Please keep the inspection card in the plastic pouch and placed in a weather tight container or tube. Plans may be kept in the same location.

If an inspector arrives for the scheduled inspection but these items are not present, he will not conduct it. The inspection will need to be rescheduled.

## RESIDENTIAL WALL BRACING: One and Two-family Dwellings and Townhomes

Recently, we modified the plan review process to ensure all wall bracing requirements are met. We at the Code Office will do our best to help educate you on the subject. Our Residential Plans Examiner will try to go over all wall bracing requirements when permits are picked up, but if you have any questions before or during the construction of a braced wall panel please contact our office.

If wall bracing requirements are needed they will be indicated on the building permit as well as on the inspection card. A specific wall bracing detail will be included in the building permit packet; this detail will show how to construct the required braced wall. It is important to have the wall bracing inspected before it is covered. If the wall bracing is covered before it has been inspected you may be asked to uncover or consult with an engineer.

## MEET THE CODE SERVICES STAFF

### CITY OF MANHATTAN



Pat Konold  
Code Services Officer II

Brian Peil  
Code Services Officer 1



Pat grew up in Pratt, Kansas and attended Kansas State University. He now lives in Manhattan with his wife Carol and has 31 years of construction experience. He has worked for Code services for 11 years and is certified by ICC as a Residential, Building, Mechanical, and Plumbing Inspector. Pat has a daughter and son in law who live in Overland Park with his two grandchildren.

Brian has lived most of his life in Manhattan and is a graduate of Manhattan High School. He started working for the Code Department in 2006 as a building inspector and is currently certified by ICC as a Residential Building Inspector.

## RESIDENTIAL BUILDING PERMIT SUBMISSION CHECKLIST

### Building Permit Application

List all contractors working on the job  
Lot # and subdivision  
Current owner at time of application submittal  
Foundation type  
If using trench foundation indicate width

### 2 sets of plans

#### Elevations

Front  
Back  
Sides

#### Floor Plans

All rooms labeled  
Scalable or fully dimensioned  
Will basement be finished, unfinished or partial?(if applicable)

#### Site Plan

Erosion control  
Setback distances from roof overhang to property lines  
Easements

### Deck Framing Plan

Dimensions of deck  
Location of all pier footings  
Pier footing size  
If using engineered beam list size and name brand of beam

### Wall Section

Exterior wall height  
Basement wall height  
Roof pitch  
Eave to ridge height  
Overhang depth

With the summer construction season upon us, please help us expedite the plan review process by utilizing the enclosed checklist of necessary items. It is also on our website.

## GAS INSPECTIONS

When calling in for a gas air test and gas final. Please remember they are 2 different inspections. The gas air is for the air test only. For a gas final, we need to confirm at least 1 major appliance, (water heater, furnace, etc.) is properly installed. Once the air test and final have passed inspection, a gas turn-on confirmation will be sent to Kansas Gas. Both inspections can be done at the same time, however, when inspection is called in let us know whether you are requesting a gas air test, gas final or both.

## CONTINUING EDUCATION

The following licenses are due for renewal by December 31, 2014: Mechanical, Plumbing, Gas, Irrigation and Drainlayers. Remember you need to have a total of 12 continuing education credits, of which 6 must be code-related, by that time. Here are some websites to look for courses to fulfill the requirement:

[www.kphcc.org](http://www.kphcc.org)  
[www.wichita.gov](http://www.wichita.gov)  
[www.trane.com](http://www.trane.com)