

GENERAL PLAN CONDITIONS

Commercial Projects

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■ 2010 ADA Standards for Accessible Design

EGRESS DOOR LANDING | 2010 ADA SECTIONS 206 & 404, 2006 IBC SECTION 1008.1.5 | BUILDING SERVICES: All egress doors must be provided with landings and must also comply with the requirements for accessible routes.

ACCESSIBLE PARKING SPACES & ACCESSIBLE ROUTE | 2010 ADA SECTIONS 208-209 & 502-503 | BUILDING SERVICES: Parking spaces provided for employees and/or visitors must comply with Sections 208, 209, 502 and 503 of the 2010 ADA Standards. An Accessible Route complying with Section 206 and Chapter 4 of the 2010 ADA Standards shall be provided from the handicapped parking area to all required entrances.

VAN ACCESSIBLE PARKING | 2010 ADA SECTION 208.2.4 | BUILDING SERVICES: One (1) in every six (6) but not less than one (1) accessible space must be van accessible.

ACCESSIBLE RESTROOMS | 2010 ADA SECTIONS 213.2 & 603-606 | BUILDING SERVICES: Each restroom must comply with Section 213.2 and Section 603 through Section 606 of the 2010 ADA Standards.

ACCESSIBLE SALES COUNTER | 2010 ADA SECTIONS 227.2 & 904.4.1 | BUILDING SERVICES: The sales counter (cashier) must comply with all requirements of the 2010 ADA Standards. A portion of the counter surface that is a minimum of 36 in. long and a maximum of 36 in. high above the floor must be provided. A clear floor space 30 in. wide by 48 in. long must be positioned for parallel approach adjacent to the 36 in. minimum length of the counter.

CHANGES IN LEVEL / THRESHOLDS | 2010 ADA SECTION 405, 2006 IBC SECTION 1010 | BUILDING SERVICES: Changes in level (including thresholds) up to ¼ in. may be vertical while changes between ¼ in. and ½ in. are to be beveled with a slope no greater than 1:2. Changes in level exceeding ½ in. shall comply with all of the ramping requirements of Section 405 of the 2010 ADA Standards and Section 1010 of the 2006 International Building Code.

ACCESSIBLE ROUTE SLOPE | 2010 ADA SECTIONS 405 & 406 | BUILDING SERVICES: Any accessible route with a running slope greater than 1:20 is a ramp and shall comply with all of the ramping requirements of the 2010 ADA Standards.

ACCESSIBLE PARKING SIGNS | 2010 ADA SECTION 502.6 | BUILDING SERVICES: Accessible parking space identification signs must be installed a minimum of 60 in. (5 ft.) above the ground/pavement to the bottom edge of the sign. Van space(s) shall be marked "Van Accessible."

ACCESSIBLE SIGNAGE | 2010 ADA SECTION 703.4 | BUILDING SERVICES: Accessible signage must comply with all requirements of the 2010 ADA Standards. Signs must be installed a minimum of 48 in. high to the bottom of the lowest character and a maximum of 60 in. to the bottom of the highest character. Where provided at a door, signage shall be mounted alongside the door at the latch side.

ACCESSIBLE SEATING IN DINING AREA | 2010 ADA SECTIONS 902 & 305-306 | BUILDING SERVICES: At least 5% of the seating spaces in the dining area must meet the requirements of Section 902 of the 2010 ADA Standards. Tops of accessible surfaces shall be 28 in. minimum to 34 in. maximum above the finished floor with forward approach complying with Section 305, and knee and toe clearances complying with Section 306 of the 2010 ADA Standards.

NEW & REUSED DOORS | 2010 ADA SECTION 404, 2006 IBC SECTION 1008 | BUILDING SERVICES: All new and reused doors must comply with all requirements of the 2010 ADA Standards and provide free egress without use of key, card or PLAN knowledge except as permitted per the 2006 IBC. Manual flush bolts or surface bolts are prohibited except as listed in Section 1008.1.8.4 of the 2006 IBC.

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■ 2012 International Building Code (IBC)

EXIT LIGHTING | 2012 IBC SECTION 1006 | BUILDING SERVICES: All required and designated exits require exit lighting, including the exterior of the building, to illuminate the exit and exit discharge while the building is occupied.

EGRESS ILLUMINATION & EXIT SIGNAGE | 2012 IBC SECTIONS 1006 & 1011 | BUILDING SERVICES: Means of egress illumination must be provided. Exit signage must comply with the 2012 IBC.

MAIN EXTERIOR DOOR KEY LOCKING HARDWARE | 2012 IBC SECTION 1008.1.9.3 (2.2) | BUILDING SERVICES: If the main exterior door is to be equipped with key locking hardware, provide the proper locking device to readily indicate when the door is locked and signage that states "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

STAIR TREADS AND RISERS | 2012 IBC SECTION 1009.3 | BUILDING SERVICES: Stair treads and risers must comply with Section 1009.3 of the 2012 International Building Code. Stair riser heights shall be 7 in. maximum and 4 in. minimum. Stair tread depths shall be 11 in. minimum.

WALLS - WATER CLOSETS | 2012 IBC SECTION 1210.2 | BUILDING SERVICES: All walls within two (2) ft. of water closets must have a smooth, hard, nonabsorbent surface, to a height of four (4) ft. above the floor. Gypsum board alone and Epoxy painted Gypsum board do not meet this requirement.

NEW PARTITIONS | 2012 IBC SECTION 1607.5 | BUILDING SERVICES: All new partitions must be securely fastened in order to meet the horizontal load requirement of 15 lbs. per sq. ft. per Section 1607.5 of the 2012 International Building Code. This may be accomplished with modular furniture units using furniture to secure the panels, bracing to the structure above or cross-bracing to adjacent perpendicular walls. The drop ceiling grid is not rated for the added load of a wall and attachment to the drop ceiling grid will not meet this code requirement.

GLAZING IN PANELS | 2012 IBC SECTION 2406.4 | BUILDING SERVICES: Glazing in an individual fixed or operable panels adjacent to doors where the nearest exposed edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface (as well as glazing in doors) is considered a hazardous location and requires safety glazing.

GLAZING IN HAZARDOUS LOCATIONS | 2012 IBC SECTION 2406.4 | BUILDING SERVICES: Glazing in individual fixed or operable panels that are in specific hazardous locations require the glass to be safety glazing.

HEAT AND VENTILATION | 2012 IBC CHAPTER 12 | BUILDING SERVICES: Provide heat and ventilation.

■ 2012 Uniform Mechanical Code (UMC)

MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS | 2012 UMC SECTION 602.2 | BUILDING SERVICES: All materials exposed within ducts or plenums (return air plenum above ceilings) shall be non-combustible or shall have a flame spread index not greater than 25 and a smoke developed index not greater than 50.

■ 2012 Uniform Plumbing Code (UPC)

FLOOR DRAIN IN RESTROOMS | 2012 UPC SECTION 418.3AS AMENDED BY SALINA MUNICIPAL CODE 8-1-3-418.3 | BUILDING SERVICES: A floor drain is required in restrooms with one (1) or more water closets or one water closet and one urinal.

WATER TEMPERATURE LIMITING DEVICE | 2012 UPC SECTION 421.2: Provide temperature limiting device which will limit the temperature of the water delivered from the lavatories to 120 degrees. The water heater thermostat shall not be considered a control for meeting these provisions.

FIXTURE CONNECTION | 2012 UPC SECTION 704.3 | BUILDING SERVICES: Pot sinks, scullery sinks, dishwashing sinks, silverware sinks, silverware-washing machines, and other similar fixtures shall be connected directly to the drainage system.

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■ 2012 Uniform Plumbing Code (UPC) *continued*

CLEANOUTS | 2012 UPC SECTION 719 | BUILDING SERVICES: Provide cleanouts as required.

DEMOLITION SEWER | 2012 UPC SECTION 722.1 | BUILDING SERVICES: Cap the sewer within five feet of the property line using the approved method (per Dept. of Utilities). See attachment to the permit. Call for an inspection prior to back-filing the sewer.

PLUMBING FIXTURE TRAPS - VENTING | 2012 UPC SECTIONS 901 & 902 | BUILDING SERVICES: All plumbing fixture traps shall be vented.

VENTS IN DRAINAGE SYSTEM | 2012 UPC SECTION 905.2 | BUILDING SERVICES: Install vents in the drainage system downstream of the traps being vented.

TRAP SEAL PROTECTION - FLOOR DRAINS | 2012 UPC SECTION 1007 | BUILDING SERVICES: Trap Seal Protection (trap primer or trap guard) is required on floor drains.

■ 2011 National Electrical Code (NEC)

ELECTRICAL OUTLET FOR HVAC UNIT | 2011 NEC SECTION 210.63 | BUILDING SERVICES: Provide a 125-volt, single phase, 15 or 200 ampere-rated receptacle outlet at an accessible location for the servicing of HVAC equipment. The receptacle shall be located on the same level and within 25 feet (7.5 m) of the HVAC equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.

PLENUM RATED WIRING | 2011 NEC SECTION 300.22 | BUILDING SERVICES: All wiring above the ceiling, if in a return air plenum, must be plenum rated.

DEDICATED CIRCUIT | 2011 NEC SECTION 600.5(A) | BUILDING SERVICES: Provide a 20-amp dedicated circuit at the building main entrance for sign or outline lighting.

■ Salina Municipal Code

EROSION CONTROL | SALINA MUNICIPAL CODE CHAPTER 24 | GENERAL CONDITION | ENGINEERING: For any land disturbance one acre or greater that requires Notice of Intent (NOI) with the Kansas Department of Health and Environment (KDHE) and a Land Disturbance Permit (LDP) with the City of Salina, erosion and sediment controls shall be installed and inspected by City staff prior to commencing each phase of construction. Permit holder shall contact the City Engineer's office at (785) 309-5725 to schedule an inspection of erosion and sediment control devices prior to each phase of construction. For any land disturbance less than one acre that does not require NOI with KDHE and a LDP with the City, the permit holder is responsible for the cleanliness of any discharge from the project site and may be subject to municipal citation for non-compliance.

CERTIFICATE OF OCCUPANCY - ZONING ADMINISTRATOR | SALINA MUNICIPAL CODE SECTION 42-596(b)(2) | PLANNING: The Zoning Administrator must approve issuance of a Certificate of Occupancy prior to the occupation, use or change of use.

DRAINAGE IMPROVEMENTS | SALINA MUNICIPAL CODE SECTION 42-66 | PLANNING: All required drainage improvements must be completed in accordance with the drainage analysis and plans and specifications approved by the City Engineer and all on-site and required off-site drainage easements must be executed, accepted and recorded prior to the issuance of a Certificate of Occupancy.

APPROVED LANDSCAPING PLAN | SALINA MUNICIPAL CODE SECTION 42-65(11) | PLANNING: All work indicated on the approved landscaping plan shall be completed, inspected and approved by the Zoning Administrator and City Forester, or sufficient financial guarantees shall be in place assuring completion of all landscaping work, prior to approval of a Certificate of Occupancy. Prior to approval, the quantities, locations, types and sizes of plants and other landscape materials will be checked for compliance with the approved plan.

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■ Salina Municipal Code *continued*

REQUIRED LANDSCAPED AREAS | SALINA MUNICIPAL CODE SECTION 42-65(8) | PLANNING: Required landscaped areas shall consist of a minimum of sixty percent (60%) in ground surface covered by living plant materials from the Recommended Xeriscape Plant List for Salina, or turf grass. The remaining forty percent (40%) may be covered with bark, wood chips, rock, bricks, stone or similar nonliving materials provided an effective weed barrier is installed. This applies to both the front yard landscaping area and the rear landscaping buffer.

SIGN PERMIT | SALINA MUNICIPAL CODE SECTION 42-501 | PLANNING: A separate sign permit must be applied for and issued prior to the installation of any signs.

■ Other / General

DEMOLITION ASBESTOS REMOVAL | KAR 28-50-1 - 28-50-14 | BUILDING SERVICES: It is the responsibility of the contractor to confirm that all Federal and/or State requirements regarding asbestos removal are met including submittal of all required documentation to KDHE prior to beginning demolition.

DEMOLITION - RIGHT OF WAY ENCROACHMENT | ENGINEERING: Any right-of-way encroachment that disrupts pedestrian and/or vehicular traffic, will require a safety and traffic control plan to be submitted and approved by City Engineering staff. Any permittee found to be working without providing for the required safety and traffic control will be directed to stop work until the appropriate measures are implemented in accordance with the current edition of the Manual on Uniform Traffic Control Devices.

CONSTRUCTION ON CITY OF SALINA RIGHT OF WAY | ENGINEERING: All construction on City of Salina right of way shall be to City of Salina standards and shall be inspected by City staff. Permit holder shall contact the City Engineer's office at (785) 309-5725 to schedule an inspection prior to covering new construction and / or pouring concrete.

DRIVEWAY APPROACHES ON CITY OF SALINA RIGHT OF WAY | ENGINEERING: Driveway approaches on City of Salina right of way shall be built to City of Salina specifications and shall be inspected by City staff. Permit holder shall contact the City Engineer's office at (785) 309-5725 to schedule an inspection prior to pouring concrete.

CONSTRUCTION SITE FENCING / ENGINEERING: A construction site fencing (not to be confused with erosion control fencing) plan enclosing any portion of City of Salina right of way shall be reviewed and approved by City of Salina staff prior to installation.

GREASE TRAP / INTERCEPTOR | 2012 UPC & SALINA MUNICIPAL CODE | BUILDING SERVICES: The grease trap/interceptor shall be installed per the manufacturer's instructions and applicable code requirements.

KS STATE FIRE MARSHAL REVIEW | KS FIRE PREVENTION CODE | BUILDING SERVICES: The plans submitted for local review and approval have not been reviewed or approved according to the Kansas State Fire Prevention Code. Please contact the Kansas State Fire Marshal's Office (785) 296-3401 to determine if their review is required for your project.

ELECTRICAL - MECHANICAL - PLUMBING PERMITS | BUILDING SERVICES: Electrical, mechanical and plumbing permits were not issued with this building permit. Electrical, plumbing and mechanical work may not commence prior to issuance of a permit for each category of work.

SUPPLY AND RETURN AIR | BUILDING SERVICES: Provide supply and return air to all rooms (exception: no return is required in restrooms).

WHEELED COMMERCIAL COOKING APPLIANCES | NFPA 96 SECTIONS 12.1.2.3.1 & A12.1.2.2 | FIRE: All wheeled commercial cooking appliances underneath a Type I hood system shall have wheel dock safety set brackets installed or some acceptable alternative as approved by the Fire Marshal. This assures that the appliances are relocated underneath the automatic fire suppression system as designed for suppression head coverage.

EXISTING FIRE ALARM SYSTEM | FIRE: The existing fire alarm system must be evaluated by a licensed fire alarm contractor to determine appropriate coverage such as audible and visual devices.

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■ Other / General *continued*

EXISTING FIRE SPRINKLER SYSTEM | FIRE: The existing fire sprinkler system, branch lines and heads must be evaluated by a licensed fire sprinkler contractor to determine appropriate coverage and sizing for the remodel. Any alteration or modification to the system that exceeds 20 sprinkler heads shall have plans with hydraulic calculations submitted for review and approval prior to work being conducted. Any system modifications completed that are less than 20 sprinkler heads will require a final as-built submittal prior to issuance of a Certificate of Occupancy.

FINAL ACCEPTANCE TESTING - FIRE PROTECTION SYSTEMS | FIRE: A final acceptance test of the fire protection systems (i.e. fire alarm and automatic fire sprinkler system) shall be completed and witnessed by the Salina Fire Department OR a copy of the inspection report(s) from the fire alarm contractor and fire sprinkler contractor shall be submitted to the Salina Fire Department prior to request for occupancy, either temporary or full. Please contact the Salina Fire Department at (785) 826-7340, at least 24 hours in advance to schedule the acceptance testing.

PRESSURE REDUCING VALVE | GENERAL CONDITION | UTILITIES: The installation of a pressure reducing valve on the building water service line is not required (static pressure 50-55 psi).

WATER USED FOR LANDSCAPING | UTILITIES: Water used for landscaping will include a sewer charge unless it is metered separately.