

Earlier this year the Unified Government Commission of Wyandotte County/Kansas City Kansas, concluded hearings regarding metal accessory structures (pre-manufactured metal carports or garages) constructed without permit in residentially zoned subdivisions located in Kansas City, Kansas. As a result of those Commission hearings the Code of Ordinance which previously excluded the use of metal siding and metal roofing has been amended to allow the use of metal siding and roofing providing the following exceptions are met: Metal can be used for the walls of a unit provided they have a factory applied and painted finish closely matching the color of the primary structure or: If using a metal roof, the color must be a factory applied and painted finish that closely matches the roof color of the primary structure itself if the roof and walls are to be the same color.

Property owners with existing metal carports will have until December 31, 2011 to bring their metal carport/garage into compliance or to remove the metal carport/garage. To take advantage of the 2011 end of year date, metal carport/ garage owners/applicants must submit a metal carport/garage permit application and a \$25.00 application fee to the Unified Government Division of Building Inspections. 4601 State Avenue. Suite 88.

Once the permit application is submitted and the \$25.00 application fee paid, the owner/applicant must request a temporary anchoring inspection. All metal buildings must be temporarily anchored while completing the rest of the application process. It is recommended the temporary anchoring be installed and inspected by late spring of 2009. For the anchoring inspection contact the Division of Building Inspection at 913-573-8620.

The owner/applicant must obtain an Engineer Report prepared and sealed by a Kansas licensed engineer. It is recommended the owner/applicant contact the manufacturer first to acquire the report. If this is not possible an independent engineer may be hired by the owner at the owner's expense. The Engineer report must include permanent anchorage details, wind and snow load calculations, providing proof that metal building meets design criteria of the 2003 International Residential code.

All metal carports or garages not meeting the International Residential Code design criteria must be removed by December 31, 2011.

Owner/applicants who do not have a Survey Plot Plan of their property must hire a Surveyor at the owner/applicant expense. It is strongly recommended that only owner/applicants who can provide the engineer report proceed to obtain the survey plot plan. The survey plot plan must be prepared and sealed by a Kansas licensed surveyor. The survey must show the location of the primary structure, all existing accessory structures and the proposed carport, including all easements. The Division of Building inspections will review this document for Zoning Codes. If Zoning Code violations are observed Building Inspection may advise the owner/applicant of a variance and provide information for the variance process. The variance application fee for an existing metal carport/ garage is reduced from \$100 to \$25 through the end of year 2011.

Once all carport/garage construction documents are approved a building permit will be issued. Building Inspection will advise the owner/applicant what inspections are required to complete the project.

For additional information contact Building Inspection at 913-573-8620.