Neighborhood and Community Development
Committee
Standing Committee Meeting Agenda
Monday, April 30, 2012
5:00 PM

Location:
Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
6th Floor Training Room

Name | Absent
---|---
Commissioner Mark Holland, Chair | ☐
Commissioner Nathan Barnes | ☐
Commissioner Brian McKiernan | ☐
Commissioner Tarence Maddox | ☐
Commissioner Mike Kane | ☐

I. Call to Order/Roll Call

II. Approval of standing committee minutes for April 2, 2012.

III. Committee Agenda

Item No. 1 - COMMUNICATION

Synopsis:
Communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval of the application.

Side-lot applications
922 Miami - Donna Douglas
2114 N. 7th St. - Myles Jackson
1923 N. 4th St. - Laronda Boyd
1925 N. 4th St. - Laronda Boyd
3300 N. 85th Pl. - Phillip Fracul
1627 SW Blvd. - William Ward
1868 N. 29th St. - Mable Lowery
911 S. 13th St. - Edgar Palos-Tapia
921 S. 13th St. - Edgar Palos-Tapia
925 S. 13th St. - Edgar Palos-Tapia

Land Bank applications
1511 S. 5th St. - Dean Realty Co. for community/industrial
500 Freeman - Somali-Bantu Foundation of Kansas for a community garden
3028 N. 33rd St. - Mary Sale for a community garden

Best and Final applications
642 Everett - Rafael Amaya for a community garden
642 Everett - Christine Hanson for yard extension

Donations to Land Bank
323 N. 15th St. from Blue Chip Investment Management, Inc.

Tracking #: 120103

Item No. 2 - COMMUNICATION

Synopsis:
Communication requesting consideration of the following properties, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval of the application.

Proposed Land Bank "Hold' Properties
Tracking #: 120106

Item No. 3 - ORDINANCE

Synopsis:
Adoption of ordinance correcting typographical errors contained in the adoption of the 2009 International Property Management Code (code enforcement minimum property standards), submitted by Brandy Nichols, Legal Department.

Tracking #: 120105

IV. Adjourn
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 2, 2012

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 2, 2012, at 5:00 p.m., in the 6th Floor Human Resources Training Room of the Municipal Office Building. The following members were present: Commissioner Holland, Chair; Commissioners Kane, McKiernan, Maddox (arrived at 5:05 pm), and Barnes.

I. Chairman Holland called the meeting to order. Roll call was taken and members were present as shown above.

II. Approval of standing committee minutes for February 27, 2012. On motion of Commissioner Kane, seconded by Commissioner McKiernan, the minutes were approved. Motion carried unanimously.

III. Committee Agenda:

   Item No. 1 – 120074… Schedule a public hearing for May 3, 2012, and consider a resolution authorizing submission of a substantial amendment to the 2011-2012 One-Year Action Plan as part of the consolidated plan to HUD, submitted by Wilba Miller, Community Development Director. This action is necessary in order to receive the second allocation of FY 2011 Emergency Solutions Grant (ESG) funds.

Wilba Miller, Community Development Director, appeared with Marlon Goff, a member of her staff. Ms. Miller stated Mr. Goff has detailed knowledge of this subject.

Mr. Goff said part of the second allocation for FY 2011, HUD has awarded the Unified Government $61,498.00. As part of that award we are required to submit a substantial amendment. Part of that process as we propose we are asking the Commission to set a public hearing for the full commission meeting. We will ask for adoption of the resolution to
essentially approve, submitting this substantial amendment to HUD. It’s included in the attachments, this draft of the substantial amendment. Also, the public notice will appear in the Wyandotte Echo this Thursday as well as a few of our other publications of general circulation. We’ll submit the comments and feedback from the general public. We’ve met with the Wyandotte Homeless Coalition to get their input and suggestions as well. All those documents are included in the substantial amendment, including the detailed budget proposal. Essentially, that’s what we’re asking, to set this on the May 3rd full commission meeting and public hearing.

**Commissioner Holland** asked what percentage increase does this represent? **Ms. Miller**, it’s not really a percentage, it’s an additional allocation. It’s changing the Emergency Shelter Grant to the Emergency Solutions Grant and it’s in conjunction with the Hearth Act, which is the new Homeless Act. Taking funding away from the shelter, focusing it in on… **Mr. Goff** said we call your attention to page 23, it’s attachment 4 and this is the detailed budget table that we’ll submit to HUD as part of the substantial amendment. The top portion of the detailed budget represents that first allocation that we approved and adopted in August of last year; this is the funding appropriated under the Emergency Shelter Grant. This second allocation is what we described as part of the new Emergency Solutions Program. Essentially HUD has shifted focus away from funding shelter activities as a way of addressing homelessness and more toward prevention and rapid re-housing. We found that research suggests this is a more efficient way of doing it and we’ve got a lot of outcomes and data from the HPRP program. So the bottom of the half of that budget represents how we propose to allocate the $61,000 we have.

**Commissioner Holland** said so if we had 109 before and we’re getting 61 more, that’s about a 55% increase. **Mr. Goff** said yes.

**Commissioner Barnes** said I’m more concerned about the shift and if you can supply with us, this sheet explains what you are not going to be funding, and so the major shift is you are changing gears with short notice that we used to have a roofing program that we were funding out of this. **Ms. Miller** said no, this is totally homeless. **Commissioner Barnes** said let’s focus on what you’re going to be doing different is what I would be more concerned about. What you did in the past with those dollars as opposed to what you’re not going to be doing in the future? **Mr. Goff**, this is a pretty comprehensive document, the substantial amendment, but at its core in

April 2, 2012
the past the Emergency Shelter Grant would fund things like rehab and conversion of the Emergency Shelter. We fund and help subsidize their operations and essential services, whereas the model probably would be our current HPRP program which is set to end July of this year. That program addresses the same population, homeless, but we’re targeting those individuals who instead of going to a shelter, we just as soon keep you in your apartment or housing and keep you from getting evicted. If you’re literally homeless on the street, instead of sending you and your family to a shelter, why not us try to get you a house in a more permanent and sustainable environment. HUD has found that is a more efficient way of doing that and we’re just following suit with those regulations.

**Commissioner Barnes** said I understand that. Who will I get the phone calls from? **Ms. Miller** said the only agencies that are eligible for this second allocation are agencies that received funds during the first allocation. It’s just an additional, it’s like a first time shot let’s try this from HUD. So, last year during the budget process we adopted $109,000 going to various agencies. Only those agencies will be eligible to apply for this funding. The Homeless Coalition is very aware of this. We went to the board to tell them what’s going on. They will be a part of us receiving applications. You should not be receiving calls from people outside of the Homeless Coalition.

**Action:**  **Commissioner Holland** made a motion, seconded by Commissioner McKiernan, to approve and forward to full commission. Roll call was taken and there were five ”Ayes,” Kane, Maddox, McKiernan, Barnes, Holland.

**Item No. 2 – 120068…**  Communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval of the applications.

**Chris Slaughter, Land Bank Manager,** stated we have four applications for side lots.

Side-Lot Applications
Commissioner Barnes asked are any of these in the hold zones. Mr. Slaughter said no they are not.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the four applications. Roll call was taken and there were five “Ayes,” Kane, Maddox, McKiernan, Barnes, Holland.

Mr. Slaughter stated next we have several other applications and I am going to group these. We have four applications from the KCK Housing Authority for single family home construction.

Applications
1964 N 3rd St.- KCK Housing Authority for public housing single dwelling homes
312 Troup Ave.- KCK Housing Authority for public housing single dwelling homes
315 Parallel Ave.-KCK Housing Authority for public housing single dwelling homes
2016 N 3rd St.- KCK Housing Authority for public housing single dwelling homes

Action: Commissioner Barnes made a motion, seconded by Commissioner Kane, to approve. Roll call was taken and there were five ”Ayes” Kane, Maddox, McKiernan, Barnes, Holland.

Mr. Slaughter stated next we have six applications for gardens submitted by Cultivate Kansas City.

Applications
320 S. Valley St.- Cultivate Kansas City for a community garden
1281 Allen Ave. – Cultivate Kansas City for a community garden
1267 Allen Ave. – Cultivate Kansas City for a community garden

April 2, 2012
Commissioner McKiernan asked have we seen some of these addresses before. Mr. Slaughter said a lot of these properties used to be in the City’s name or the Board of Commissioners name and we presented to have those transferred into the Land Bank.

**Action:** Commissioner Barnes made a motion, seconded by Commissioner Kane, to approve. Roll call was taken and there were five “Ayes” Kane, Maddox, McKiernan, Barnes, Holland.

Mr. Slaughter stated the last application we have is from the Somali-Bantu Foundation of Kansas.

Application

500 Freeman Ave – Somali-Bantu Foundation of Kansas for a community garden.

**Commissioner Maddox** said in regards to that I spoke to the Neighborhood Association and the manager of Chelsea Plaza, which is right next to it. I spoke to the owner of Thatcher Funeral home, which is right next door. I even spoke to the developers of New Zion homes and so a lot of people are in opposition to it. I was asked for, prior to this meeting, letters because they were a little mixed up so I was asking for letters in respect to approval of that garden and I didn’t get them. **Commissioner Barnes** asked do you want to send it back. **Commissioner Maddox** said yes, send it back. **Mr. Slaughter** asked if it is sent back, do you want to send it back to be presented at a future time. **Commissioner Maddox** said yes, at a future time when we can work out those differences because I believe it was added to this agenda without properly finishing the process. **Mr. Slaughter** said, okay.

**Commissioner Barnes** asked isn’t that standard procedure. Aren’t we supposed to get neighborhood letters from the community as a whole? **Mr. Slaughter** said no, if someone is going to build, generally we will ask that. If it’s an individual wanting to purchase property or a

April 2, 2012
non-profit maybe…**Commissioner Barnes** said we need to change that because when we say build there was more of the impact on the community as a whole, that was the intent when we did it. A position came up with Habitat.

**Commissioner Holland** said one of the issues we’ve come up with as well is that some of the property people want to use as gardens may be buildable property that another group wants to put something on and so we had talked about looking at some arrangements where maybe it could have a temporary use as a garden, not a permanent use. We are also aware that if you are going to put water on a sight and run the utility, there is an expense involved in that, so there are some considerations I think we have not fully flushed out yet.

**Mr. Slaughter** said in the future the Land Bank will present a garden program, where I think a lot of these issues can be easily addressed and maybe instead of adopting, maybe a simple lease to give people time to take care of the property which would take property out of our hands for maintaining. If we want to hold this for another time, I don’t have a problem with that. It’s really what you guys advise or direct. **Commissioner Holland** said I think it’s a check and balance. There is a Land Bank Board that reviews these and then we see it. I think between the Land Bank Board and ourselves, we’re the checks and balances. If you are aware of some folks that might have some concerns about this, that we just ask…**Mr. Slaughter** said the advisory board did not make any rejections or any negative comments on it. They were all for it. If they were not aware of some of the conversations going on, then I completely understand Commissioner Maddox’s position on this.

**Commissioner Holland** said let’s read into the record, Commissioner Maddox, who you would like this group to reach out to for support on this garden. **Commissioner Maddox** said okay, I met with them Thursday of last week. Mainly Bob Jones at Thatcher Funeral Home, Ms. Jordan at Chelsea Plaza, which is the manager; also Rev. C.L. Bachus who is the pastor at Mt. Zion Baptist Church; as well as the Zion Homes Neighborhood Association. I think they said they had approval from Gateway Townhomes. **Mr. Slaughter** said I will re-email these to you and make sure I have everything down and verify with you. I can draft a simple letter with a deadline on it as short or as long as we may need. The property’s not going anywhere.

*April 2, 2012*
Commissioner Holland asked ma’am would you like to speak to this issue.

Rachel Pollock, Catholic Charities, said I have been helping Yusuf Abdi, he wanted to be here tonight but he had to work. I have been helping him to put together the application. We met with Commissioner Maddox last week, I wasn’t there but Yusuf told me about the meeting. We are aware that we need to get letters from all these people. We have contacted all of them. Hopefully we will be able to have something from these folks by the next meeting.

Commissioner Maddox said we have a motion to table this and send it back through the process. I think we need to act on it if it’s before us. Mr. Slaughter said I think in the past we’ve just held them and we can represent. Do you have any idea how long you would like this drawn out? Commissioner Holland said hopefully next standing committee meeting, two weeks.

IV. Adjourn

Chairman Holland adjourned the meeting at 5:19 p.m.
Staff Request for Commission Action

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 4/30/2012

(If none, please explain):

Proposed for the following Full Commission Meeting Date: Confirmed Date: 5/17/2012

5/17/2012

Changes Recommended By Standing Committee (New Action Form required with signatures)

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name:</th>
<th>Contact Phone:</th>
<th>Contact Email:</th>
<th>Ref.</th>
<th>Department / Division:</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/24/2012</td>
<td>Chris Slaughter</td>
<td>573-8977</td>
<td><a href="mailto:cslaughter@wycokck.org">cslaughter@wycokck.org</a></td>
<td></td>
<td>Administrator/Clerk</td>
</tr>
</tbody>
</table>

Item Description:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Side-Lot Applications (10)
Item (2) - Land Bank Applications (3)
Item (3) - Best and Finals (1)
Item (4) - Donations To Land Bank (1)

Action Requested:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Publication Required

Budget Impact: (if applicable)

Amount: $  
Source:  
- Included In Budget  
- Other (explain)
<p>| | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Donna</td>
<td>Douglas</td>
<td>926 Miami Ave</td>
<td>922</td>
<td>Miami Ave</td>
<td>50 x 115</td>
</tr>
<tr>
<td>Myles</td>
<td>Jackson</td>
<td>2112 N 7th St</td>
<td>2114</td>
<td>N 7th St</td>
<td>38 x 120</td>
</tr>
<tr>
<td>Laronda</td>
<td>Boyd</td>
<td>360 Mabel Ave</td>
<td>1923</td>
<td>N 4th St</td>
<td>30 x 111</td>
</tr>
<tr>
<td>Laronda</td>
<td>Boyd</td>
<td>360 Mabel Ave</td>
<td>1925</td>
<td>N 4th St</td>
<td>30 x 111</td>
</tr>
<tr>
<td>Philip</td>
<td>Fracul</td>
<td>3312 N 85th Pl</td>
<td>3300</td>
<td>N 85th Pl</td>
<td>90 x 170</td>
</tr>
<tr>
<td>William</td>
<td>Ward</td>
<td>1629 SW Blvd</td>
<td>1627</td>
<td>SW Blvd</td>
<td>30 x 120</td>
</tr>
<tr>
<td>Mable</td>
<td>Lowery</td>
<td>1874 N 29th St</td>
<td>1868</td>
<td>N 29th St</td>
<td>32 x 120</td>
</tr>
<tr>
<td>Edgar</td>
<td>Palos-Tapia</td>
<td>917 S 13th St</td>
<td>911</td>
<td>S 13th St</td>
<td>75 x 115</td>
</tr>
<tr>
<td>Edgar</td>
<td>Palos-Tapia</td>
<td>917 S 13th St</td>
<td>921</td>
<td>S 13th St</td>
<td>37 x 115</td>
</tr>
<tr>
<td>Edgar</td>
<td>Palos-Tapia</td>
<td>917 S 13th St</td>
<td>925</td>
<td>S 13th St</td>
<td>50 x 115</td>
</tr>
</tbody>
</table>
Section 1: Personal Information.

1. Applicant's Name: Donna Nichols
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable) ____________________________

3. Street Address: 928 Miami

   Home Phone #: 913-339-0417 Work Phone #: 913-562-7209

5. E Mail Address: ____________________________

6. List Properties you own in Wyandotte County: 928 Miami
   930 Miami

7. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No X

8. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 922 + 924 Miami Ave
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking (Must comply with UG regulations) Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other: ____________________________
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes X No __
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual X Corporation __ Nonprofit: __
   Other: _________________________________

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   ☐ Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: _________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? _____

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: ________________ Completion Date: ________________

Comments:
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

Yard Extension

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government’s Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

[Signatures and Date]
Applicant’s Signature  Print Your Name  Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: Myra Jackson
   Spouse (if applicable):

2. Name of Corporation (if applicable)

3. Street Address: 2114 N 7th St

4. City, State, Zip: K.C. Mo. 66101

5. Home Phone #: 913-371-1285 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: 2114 N 7th St

8. Do you (or your spouse) have any Code Enforcement violations? Yes _No _

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _No _

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 2114 N 7th St
   o Vacant Land
   o Structure

2. Proposed Use of Property:
   o Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other:
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: ______________________________________________________

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: __________________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? _____

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: ____________ Completion Date: ____________

   Comments: __________________________________________________
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

   Handwritten note: Family

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I
have read the Unified Government’s Land Bank policy and agree to the terms and
conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

[Handwritten signatures and date]

Applicant’s Signature          Print Your Name          Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: LaRonda Bad
   Spouse (if applicable): ________________________________

2. Name of Corporation (if applicable): ________________________________

3. Street Address: 360 Nabel Ave

4. City, State, Zip: Kansas City, KS. 66101

5. Home Phone #: 913-871-3217 Work Phone #: 913-573-8087

6. E Mail Address: lbaydawwnknck.org

7. List Properties you own in Wyandotte County: 360 Nabel Ave

8. Do you (or your spouse) have any Code Enforcement violations? Yes  No

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes  No

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 1923 N 94th  KCC 66101
   ○ Vacant Land
   ○ Structure

2. Proposed Use of Property:
   ○ Yard Extension. Go to section 4.
   ○ Parking. (Must comply with UG regulations) Go to section 4.
   ○ Home Addition. Requires building permit. Go to section 3.
   ○ Rehabilitation of existing structure. Requires building permit. Go to section 3.
   ○ Other: ________________________________
Section 1: Personal Information.

1. Applicant's Name: LaRonda Baud
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 3600 Mabel Ave

4. City, State, Zip: Kansas City, KS 66101

5. Home Phone #: 913-371-2217 Work Phone #: 913-573-8087

6. E Mail Address: lbaud@wyco.kck.org

7. List Properties you own in Wyandotte County: 3600 Mabel Ave

8. Do you (or your spouse) have any Code Enforcement violations? Yes _ No X

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 1925 N 44th CK 66101
   ◆ Vacant Land
   o Structure

2. Proposed Use of Property:
   ◆ Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other: ______________________
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: ________________________________

3. **Must** attach a letter of credit or pre-approval letter from your bank.

4. **Must** attach drawings for your proposed project.

5. Proposed use of property:
   - Home Ownership.
   - Rental Home.
   - Business/Commercial Use.
   - Apartments.
   - Other, Specify: ________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? ______

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: ____________ Completion Date: ____________

Comments: ____________________________________________

Section 4: Additional Comments & Terms of Proposal.

*I would like to purchase this land to attend to my farm, I need so that my kids can have more space to play but I may not be able to afford it.*

Incomplete applications will not be considered and will be returned to the sender.

As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

*LaPornda Boyd 3-22-12*

Applicant's Signature Print Your Name Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
PAGE LEFT
BLANK
INTENTIONALLY
Section 1: Personal Information.

1. Applicant's Name: PHILIP J. FRACIL
   Spouse (if applicable): N/A

2. Name of Corporation (if applicable) N/A

3. Street Address: 3312 N 85TH PL

4. City, State, Zip: KCKS 66109

5. Home Phone #: 913-636-6511 Work Phone #: 913-636-6511

6. E Mail Address:

7. List Properties you own in Wyandotte County: 3312 N 85TH PL
   KCKS 66109

8. Do you (or your spouse) have any Code Enforcement violations? Yes _ No X

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 3300 N 85TH PL
   g  Vacant Land
   o  Structure

2. Proposed Use of Property:
   g  Yard Extension. Go to section 4.
   o  Parking. (Must comply with UG regulations) Go to section 4.
   o  Garage. Requires building permit. Go to section 4.
   o  Home Addition. Requires building permit. Go to section 3.
   o  Commercial Construction. Requires building permit. Go to section 3.
   o  Rehabilitation of existing structure. . Requires building permit. Go to section 3.
   o  Other: __________________________
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: ________________________________________________

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: _______________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? ______

7. Will you seek Neighborhood Revitalization Tax Rebates? ______

8. Starting Project Date: ___________ Completion Date: ___________

Comments: __________________________________________________

_________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

I HAVE BEEN TAKING CARE OF THIS PROPERTY
SINCE 2003 AND WOULD LIKE TO PLANT A GARDEN
THERE.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I
have read the Unified Government's Land Bank policy and agree to the terms and
conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

Applicant's Signature: ___________________ Print Your Name: ___________________
Date: 3-22-12

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
### Section 1: Personal Information.

1. **Applicant's Name:** William Ward
   - Spouse (if applicable): 

2. **Name of Corporation (if applicable):**

3. **Street Address:** 30356 Reamy Rd

4. **City, State, Zip:** Olathe, Mills, Mo 66037

5. **Home Phone #:** 913-530-4800
   - **Work Phone #:**

6. **E Mail Address:**

7. **List Properties you own in Wyandotte County:**
   - 1627 South West Blvd

8. **Do you (or your spouse) have any Code Enforcement violations?** Yes__ No

9. **Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County?** Yes__ No

### Section 2: Proposed Land Bank Purchase.

1. **Address(s) of Property:** 1627 South West Blvd
   - **Vacant Land**
   - **Structure**

2. **Proposed Use of Property:**
   - **Yard Extension.** Go to section 4.
   - **Parking.** (Must comply with UG regulations) Go to section 4.
   - **Garage.** Requires building permit. Go to section 4.
   - **Home Addition.** Requires building permit. Go to section 3.
   - **New Home Construction.** Requires building permit. Go to section 3.
   - **Commercial Construction.** Requires building permit. Go to section 3.
   - **Rehabilitation of existing structure.** Requires building permit. Go to section 3.
   - **Other:**

/
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes/ No (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual ___ Corporation ___ Nonprofit: ___
   Other: Land ___ Branch ___

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   ☑ Home Ownership.
   ○ Rental Home.
   ○ Business/Commercial Use.
   ○ Apartments.
   ○ Other, Specify: ____________________________

6. Will you seek Tax Increment Financing or other public tax exemptions?  ❌

7. Will you seek Neighborhood Revitalization Tax Rebates?  ❌

8. Starting Project Date: _______________ Completion Date: _______________

   Comments: _______________________________________________________
   ______________________________________________________

Section 4: Additional Comments & Terms of Proposal.

____________________________________________________
____________________________________________________
____________________________________________________

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I
have read the Unified Government’s Land Bank policy and agree to the terms and
conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

[Signature]  [Print Your Name]  [March 30, 2011]
Applicant’s Signature  Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: **Marie L. Lowry**
   Spouse (if applicable): **N/A**

2. Name of Corporation (if applicable): 

3. Street Address: **2509 N. 34th ST.**

4. City, State, Zip: **Kansas City, Kansas 66104**

5. Home Phone #: **983-72654** Work Phone #: **(B)**

6. E Mail Address: **mlowry2@kc.rr.com**

7. List Properties you own in Wyandotte County: **1848 N. 29th ST.**
   **2400 N. 34th ST.** **3071 N. 35th ST.** **3509 N. 34th ST.**

8. Do you (or your spouse) have any Code Enforcement violations? Yes _No_ X

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _No_ X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: **1848 N. 29th ST.**
   - Vacant Land
   - Structure

2. Proposed Use of Property:
   - Parking. (Must comply with UG regulations) Go to section 4.
   - Rehabilitation of existing structure. Requires building permit. Go to section 3.
   - Other: ____________________________
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes __ No __
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual __ Corporation __ Nonprofit: __
   Other: ________________________________

3. **Must** attach a letter of credit or pre-approval letter from your bank.

4. **Must** attach drawings for your proposed project.

5. Proposed use of property:
   - Home Ownership.
   - Rental Home.
   - Business/Commercial Use.
   - Apartments.
   - Other, Specify: ________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? _____

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: _______________ Completion Date: _______________

Comments: __________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

[Handwritten: Extension]

Incomplete applications will not be considered and will be returned to the sender. As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

[Handwritten: Applicant's Signature] [Print Your Name] [Date: 3/29/2012]

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
AEGIS Mapping

Applicant property

Legend
- Parcels
- Rivers
- Property Addresses
- Lakes
- Street Centerlines
- Railroads

Date Printed: 4/17/2012 2:53:02 PM

http://gss-pub/aegis_app/present/printmap_a_portrait.asp
Section 1: Personal Information.

1. Applicant's Name: Edgar P. Pales
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable): ____________________________

3. Street Address: 917 S. 13th St. K

4. City, State, Zip: Kansas City, KS 64105

5. Home Phone #: 913-999-6789 Work Phone #: ____________________________

6. E Mail Address: ____________________________

7. List Properties you own in Wyandotte County: Same above.

8. Do you (or your spouse) have any Code Enforcement violations? Yes ___ No ___

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes ___ No ___

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 911 S. 134th St. K, KS 64105
   x Vacant Land
   o Structure

2. Proposed Use of Property:
   x Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other: ____________________________
Unified Government Land Bank Application

Section 1: Personal Information.

1. Applicant’s Name: Edgar F. Pales
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable) ____________________________

3. Street Address: 917 S. 13th St.

4. City, State, Zip: Kansas City, KS ____________________________

5. Home Phone #: (913) 999-1234 Work Phone #: ________

6. E Mail Address: ____________________________

7. List Properties you own in Wyandotte County: Same above.

8. Do you (or your spouse) have any Code Enforcement violations? Yes _ No __

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _ No __

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 921 S. 13th St. KC, KS 66102
   ✔ Vacant Land
   o Structure

2. Proposed Use of Property:
   ✔ Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other: ____________________________
Section 1: Personal Information.

1. Applicant's Name: Edgar F. Palos
   Spouse (if applicable): ____________________________

2. Name of Corporation (if applicable) ____________________________

3. Street Address: 917 S. 13th St. #

4. City, State, Zip: Kansas City, KS 64105

5. Home Phone #: (813) 999-6289 Work Phone #: ____________________________

6. E Mail Address: ____________________________

7. List Properties you own in Wyandotte County: Same above.

8. Do you (or your spouse) have any Code Enforcement violations? Yes __ No __

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes __ No __

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 925 S. 13th St. KC, KS 64105
   ○ Vacant Land
   ○ Structure

2. Proposed Use of Property:
   ○ Yard Extension. Go to section 4.
   ○ Parking. (Must comply with UG regulations) Go to section 4.
   ○ Home Addition. Requires building permit. Go to section 3.
   ○ Rehabilitation of existing structure. Requires building permit. Go to section 3.
   ○ Other: ____________________________
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes ___ No ___
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual ___ Corporation ___ Nonprofit: ___
   Other: __________________________

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   o Home Ownership.
   o Rental Home.
   o Business/Commercial Use.
   o Apartments.
   o Other, Specify: __________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? _____

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: _______________ Completion Date: _______________

Comments:
_________________________________________________________
_________________________________________________________
_________________________________________________________
_________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

Lot Extension and to KEEP IT CLEAN.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I
have read the Unified Government’s Land Bank policy and agree to the terms and
conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

Applicant’s Signature __________________________ Print Your Name Edgar F. Palos
Date 10/26/11

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
## WYANDOTTE COUNTY LAND BANK - APPLICATIONS

<table>
<thead>
<tr>
<th>Organization</th>
<th>Address Type</th>
<th>Address Details</th>
<th>Use</th>
<th>Size</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dean Realty Co.</td>
<td>multiple</td>
<td>1511 S 5th St</td>
<td>Comm/Indust</td>
<td>17 x 120</td>
<td>APPROVED</td>
</tr>
<tr>
<td>Somali-Bantu Foundation of Kansas</td>
<td>2001 N 2nd St</td>
<td>500 Freeman Ave</td>
<td>Garden</td>
<td>320 x 280</td>
<td>Brought back to Standing Committee per Comm. Maddox</td>
</tr>
<tr>
<td>MarySale</td>
<td>3029 N 33rd St</td>
<td>3028 N 33rd St</td>
<td>Garden</td>
<td>75 x 300</td>
<td>APPROVED</td>
</tr>
</tbody>
</table>
Section 1: Personal Information.

1  Applicant's Name:  Dean Realty Co.

2  Name of Corporation (if applicable):  Dean Realty Co.

3  Street Address:  1201 W. 31st Street, Suite #2

4  City, State, Zip:  Kansas City, MO 64108

5  Home Phone #:  Work Phone #: (816) 531-0800

6  E Mail Address:

7  List Properties you own in Wyandotte County:  Nearby Properties 1517 S. 5th

8  Do you (or your spouse) have any Code Enforcement violations? Yes____ No X

9  Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes____ No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property  1517 S. 5th

X  o Vacant Land

☐  o Structure

2. Proposed Use of Property:

☐  o Yard Extension. Go to section 4.

☐  o Parking. (Must comply with UG regulations) Go to section 4.

☐  o Garage. Requires building permit. Go to section 4.

☐  o Home Addition. Requires building permit. Go to section 3.


☐  o Commercial Construction. Requires building permit. Go to section 3.

☐  o Rehabilitation of existing structure. Requires building permit. Go to section 3.

X  o Other:  Proposed Development to be Determined
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes __ No __ TBD __
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual __ Corporation __ Nonprofit __
   Other: ________________________________

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   □ o Home Ownership.
   □ o Rental Home.
   □ o Business/Commercial Use.
   □ o Apartments.
   X o Other, Specify: Proposed Development to be Determined ____________

1. Will you seek Tax Increment Financing or other public tax exemptions? TBD __

2. Will you seek Neighborhood Revitalization Tax Rebates? TBD __

3. Starting Project Date: TBD __ Completion Date: TBD __ Comments:
 -----------------------------

Section 4: Additional Comments & Terms of Proposal.
Dean Realty Co. is a local successful developer owner of commercial, industrial and residential properties on both sides of the state line. Our business plans are long term and we are committed to the Kansas City area. DRC history is one of careful land assemblage as properties become available.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

__________________________  __________________________  03/27/2012
Applicant's Signature           Print Your Name                      Date

Return Completed Application to:
Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Unified Government Land Bank Application

FILED
IN UNIFIED CLERKS' OFFICE:
MAR 06 2012

Section 1: Personal Information.

1. Applicant's Name: Yusef Ali
   Spouse (if applicable):

2. Name of Corporation (if applicable): Remedi Bank Foundation of Kansas

3. Street Address: 3001 North 2nd Street


5. Home Phone #: 913-839-6980 Work Phone #: 913-839-1206

6. E Mail Address: INFO@remedibankfoundation.org

7. List Properties you own in Wyandotte County: N/A

8. Do you (or your spouse) have any Code Enforcement violations? Yes _No_

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes _No_

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 500 Freeman Ave KS KS 66101
   X Vacant Land
   O Structure

2. Proposed Use of Property:
   O Yard Extension. Go to section 4.
   O Parking. (Must comply with UG regulations) Go to section 4.
   O Home Addition. Requires building permit. Go to section 3.
   O Rehabilitation of existing structure. Requires building permit. Go to section 3.
   O Other: Community Garden
Section 3: Construction Project Information.

1. Does the project comply with current zoning? [ ] Yes  [ ] No  
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual  Corporation  Nonprofit:  
   Other: ________________________________

3. **Must** attach a letter of credit or pre-approval letter from your bank.

4. **Must** attach drawings for your proposed project.

5. Proposed use of property:
   - [ ] Home Ownership.
   - [ ] Rental Home.
   - [ ] Business/Commercial Use.
   - [ ] Apartments.
   - Other, Specify: ________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? ________________________________

7. Will you seek Neighborhood Revitalization Tax Rebates? ________________________________

8. Starting Project Date: ________________________________ Completion Date: ________________________________

Comments: ____________________________________________________________
_____________________________________________________
_____________________________________________________
_____________________________________________________

Section 4: Additional Comments & Terms of Proposal.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Incomplete applications will not be considered and will be returned to the sender. As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant's Signature: ___________________________  Print Your Name: ___________________________  Date: 02/10/12

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: Mary L. Sale
   Spouse (if applicable):

2. Name of Corporation (if applicable):

3. Street Address: 3029 N. 33rd St

4. City, State, Zip: Kansas City, KS 66104

5. Home Phone #: 913-281-5607 Work Phone #:

6. E Mail Address:

7. List Properties you own in Wyandotte County: Same

8. Do you (or your spouse) have any Code Enforcement violations? Yes √ No

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes No √

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 3028 N 33rd St
   ✗ Vacant Land
   o Structure

2. Proposed Use of Property:
   o Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   ✗ Other: Darden
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit: __
   Other: ________________________________

3. **Must attach a letter of credit or pre-approval letter from your bank.**

4. **Must attach drawings for your proposed project.**

5. Proposed use of property:
   - Home Ownership.
   - Rental Home.
   - Business/Commercial Use.
   - Apartments.
   - Other, Specify: ________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions? _____

7. Will you seek Neighborhood Revitalization Tax Rebates? _____

8. Starting Project Date: ________________ Completion Date: ________________

   Comments: ____________________________________________________________

   ____________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I
have read the Unified Government's Land Bank policy and agree to the terms and
conditions of it. I understand that the Unified Government reserves the rights to reject
any proposal without cause.

________________________________________  MARY L. SALE  4-10-2012
Applicant's Signature  Print Your Name  Date

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Area</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rafael Amaya</td>
<td>647 Oakland Ave</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Christine Hanson</td>
<td>Pending *</td>
<td>642 Everett Ave</td>
<td>68 X 140</td>
</tr>
</tbody>
</table>

* Ms Hanson is attempting to purchase 634 & 640 Everett Ave. I have informed her that if she does not have the property purchased by the final approval (5/17) then the property will go to Mr. Amaya. Otherwise the Land Bank will recommend that Yard Expansion be awarded over garden, when applicant lives away from property.
Section 1: Personal Information.

1. Applicant's Name: Lidia Perez or Rafael Amaya Perez
   Spouse (if applicable): 

2. Name of Corporation (if applicable): 

3. Street Address: 647 Oakland Ave

4. City, State, Zip: Kansas City, Kansas 66101

5. Home Phone #: (913) 963 23 01 Work Phone #: (913) 963 23 01

6. E Mail Address: Lidia121979@yahoo.com

7. List Properties you own in Wyandotte County: 647 Oakland Ave
   Kansas City, KS 66101

8. Do you (or your spouse) have any Code Enforcement violations? Yes No X

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property: 642 Everett Ave Kansas HS 66101
   • Vacant Land
   • Structure

2. Proposed Use of Property:
   • Yard Extension. Go to section 4.
   • Parking. (Must comply with UG regulations) Go to section 4.
   • Garage. Requires building permit. Go to section 4.
   • Home Addition. Requires building permit. Go to section 3.
   • New Home Construction. Requires building permit. Go to section 3.
   • Commercial Construction. Requires building permit. Go to section 3.
   • Rehabilitation of existing structure. Requires building permit. Go to section 3.
   X Other: gardening
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes  No  
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual  Corporation  Nonprofit:  
   Other:  

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   o Home Ownership.  
   o Rental Home.  
   o Business/Commercial Use.  
   o Apartments.  
   o Other, Specify: I would like to put a fence/inlosure for gardening/plants.

6. Will you seek Tax Increment Financing or other public tax exemptions?  No  

7. Will you seek Neighborhood Revitalization Tax Rebates?  No  

8. Starting Project Date:  Completion Date:  

   Comments:  

Section 4: Additional Comments & Terms of Proposal.

Incomplete applications will not be considered and will be returned to the sender.
As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant's Signature: Lidia P. Ticas  Date: 02/09/12

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Section 1: Personal Information.

1. Applicant's Name: CHRISTINE HANSON
   Spouse (if applicable): __________________________

2. Name of Corporation (if applicable): HAMM, LLC.

3. Street Address: 6426 634 Evesett (IN PROCESS OF PURCHASE)

4. City, State, Zip: KANSAS CITY, KS 64111

5. Home Phone #: 816-872-3799 Work Phone #: __________________________

6. E Mail Address: TEDHANSON @ GMAIL.COM

7. List Properties you own in Wyandotte County: (SEE ATTACH) ________________

8. Do you (or your spouse) have any Code Enforcement violations? Yes No X

9. Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? Yes No X

Section 2: Proposed Land Bank Purchase.

1. Address(s) of Property 642 Evesett (Parcel #: 081825)
   X Vacant Land
   o Structure

2. Proposed Use of Property:
   X Yard Extension. Go to section 4.
   o Parking. (Must comply with UG regulations) Go to section 4.
   o Garage. Requires building permit. Go to section 4.
   o Home Addition. Requires building permit. Go to section 3.
   o Commercial Construction. Requires building permit. Go to section 3.
   o Rehabilitation of existing structure. Requires building permit. Go to section 3.
   o Other: __________________________
Section 3: Construction Project Information.

1. Does the project comply with current zoning? Yes__ No__
   (Call Planning & Zoning at 913-573-5750)

2. Type of Ownership: Individual__ Corporation__ Nonprofit:
   Other:______________________________________________________

3. Must attach a letter of credit or pre-approval letter from your bank.

4. Must attach drawings for your proposed project.

5. Proposed use of property:
   - Home Ownership.
   - Rental Home.
   - Business/Commercial Use.
   - Apartments.
   - Other, Specify:____________________________________________

6. Will you seek Tax Increment Financing or other public tax exemptions?_____

7. Will you seek Neighborhood Revitalization Tax Rebates?_____

8. Starting Project Date: ________________ Completion Date: ________________

   Comments:____________________________________________________
   ______________________________________________________________________

Section 4: Additional Comments & Terms of Proposal.

I intend to use the vacant lot for a vegetable and flower garden.

Incomplete applications will not be considered and will be returned to the sender. As the applicant I attest that the information in this proposal is accurate. I attest that I have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause.

Applicant's Signature: CHRISTINE HANSON  3/23/12
Print Your Name Date:

Return Completed Application to: Land Bank, 2nd Floor, 710 N. 7th, KCK 66101
Fax 913-321-0237 Phone 913-573-8977
Attn: Land Bank Manager, Chris Slaughter
Rafael Amaya property

Christine Hanson has pending purchase on these two properties for Side-lot.
Rafael Amaya property for garden

Christine Hanson has pending purchase of these properties for Side-lot.
## DONATIONS TO LAND BANK

<table>
<thead>
<tr>
<th>Blue Chip Investment Management, Inc.</th>
<th>102818</th>
<th>323 N 15th St</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Staff Request for Commission Action**

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 4/30/2012

(If none, please explain):

Confirmed Date: 5/17/2012

### Changes Recommended By Standing Committee (New Action Form required with signatures)

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref.</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/26/2012</td>
<td>Chris Slaughter</td>
<td>573-8977</td>
<td><a href="mailto:eslaughter@wycokck.org">eslaughter@wycokck.org</a></td>
<td>Administrator/Clerk</td>
<td></td>
</tr>
</tbody>
</table>

**Item Description:**

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

**Item (1) - Land Bank "Hold" Properties**

**Action Requested:**

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

- Publication Required

**Budget Impact: (if applicable)**

Amount: $

Source:
- Included In Budget
- Other (explain)

- File Attachment
MEMORANDUM

TO: Mayor Joseph Reardon  
   Wyandotte County Land Bank Board of Trustees  
   Doug Bach, Deputy County Administrator  
   Wilba Miller, Community Development Director

FROM: Chris Slaughter, Land Bank Manager

DATE: April 5, 2012

SUBJECT: Review of Development Areas with Land Bank Property

Per the Land Bank Policy,

The Land Bank Board of Trustees and the Unified Government's Development Department will annually, and as needed, identify development areas which are actively being developed. Any Land Bank properties in these particular geographical areas will be held for the developer(s) for that area.

Enclosed with this memo is the current "Hold/Active" area(s) and map; please review this list and if there are area(s) that need to be changed, please indicate those changes to me by April 20, 2012. Any new area(s) that have not been identified; need to have defined boundaries so we may add them to the list.

I will be presenting the findings to the April 30, 2012, Neighborhood and Community Development Standing Committee meeting.
Community Redevelopment Areas
Wyandotte County, Kansas

- **Housing Authority Project**
- **Active Areas**

<table>
<thead>
<tr>
<th>Id</th>
<th>Dev_Areas</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>St. Joseph/St. Benedict</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Jersey South</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Mt Carmelle Rede. Area</td>
<td>Active</td>
</tr>
<tr>
<td>4</td>
<td>Mount Zion</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Peregrine Falcon East</td>
<td>Active</td>
</tr>
<tr>
<td>6</td>
<td>Tremont</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Turtle Hill</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Turtle Hill Townhouses</td>
<td>Active</td>
</tr>
<tr>
<td>9</td>
<td>Rivers Edge East</td>
<td>Active</td>
</tr>
<tr>
<td>10</td>
<td>Douglass/Summer</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Greater Pentecostal Temple</td>
<td>Active</td>
</tr>
<tr>
<td>12</td>
<td>Mission Cliffs/Rainbow Heights</td>
<td>Active</td>
</tr>
<tr>
<td>13</td>
<td>Nehemiah/Strugglers</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Chelsea</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>St. Peter/Waterway</td>
<td>Active</td>
</tr>
<tr>
<td>16</td>
<td>38th &amp; Leavenworth Rd TIF</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Quindaro Urban Improv. Area</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Peregrine Falcon West</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Clifton Hills</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Pala Vista/Russian Hill</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Silver City/Argentine Corridor</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Brighton Hill</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>North Mount Zion</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Escalade Heights</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>Boulevard Neighborhood</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Strawberry Hill</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>East Parallel</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Oak Grove</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>Prescott</td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>Rivers Edge East II</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>Village of Fountains</td>
<td>Active</td>
</tr>
<tr>
<td>32</td>
<td>Downtown</td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>Coronado Hills</td>
<td></td>
</tr>
</tbody>
</table>

Date: 3/30/2012
Staff Request for Commission Action

Type: Standard

Committee: Neighborhood and Community Development Committee

Date of Standing Committee Action: 4/30/2012
(If none, please explain):

Proposed for the following Full Commission Meeting Date: 5/17/2011

Confirmed Date: 5/17/2011

Changes Recommended By Standing Committee (New Action Form required with signatures)

<table>
<thead>
<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/25/2012</td>
<td>Brandy Nichols</td>
<td>5086</td>
<td><a href="mailto:bnichols@wycolck.org">bnichols@wycolck.org</a></td>
<td></td>
<td>Legal</td>
</tr>
</tbody>
</table>

Item Description:
Ordinance correcting typographical errors contained in the adoption of the 2009 International Property Maintenance Code (code enforcement minimum property standards).

Action Requested:
Adoption of Ordinance correcting typographical errors.

Publication Required

Budget Impact: (if applicable)

Amount: $
Source:
☑ Included In Budget
☑ Other (explain) No budget impact

☑ File Attachment ☑ File Attachment ☑ File Attachment
ORDINANCE NO.

AN ORDINANCE incorporating by reference, for the purpose of adopting regulations, provisions, conditions, terms, and specifications, for the control of buildings and structures within the City; the issuing, suspension, and revocation of permits; the collection of fees; the making of inspections; the execution of plan reviews; the enforcement of Chapter 8 of the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas and fixing of penalties for violations thereof, the 2009 International Building Code, 2008 National Electric Code, 2009 International Mechanical Code, 2009 International Residential Code, 2009 International Energy Code and referenced standards and specified appendices; as published by the International Code Council, Inc., 2009 Uniform Plumbing Code and referenced standards and specified appendices; as published by the International Association of Plumbing and Mechanical Officials, excepting only such parts or portions thereof as are specifically deleted or amended in the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas chapter 8, sections 8-22 through and including 8-432 and including such new and additional provisions added to said code by the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas chapter 8, sections 8-22 through and including 8-432; amending and repealing sections 8-22, 8-23, 8-24, 8-25, 8-26, 8-27, 8-123, 8-124, 8-125, 8-126, 8-279, 8-280, 8-281, 8-282, 8-348, 8-349, 8-350, 8-351, 8-411, 8-412, 8-431, and 8-432, relating to Building and Building Regulations and Property Maintenance.

BE IT ORDAINED BY THE BOARD OF UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE COUNTY/KANSAS CITY KANSAS:

Section 1. That Chapter 8 of the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas, Sections 8-22, 8-23, 8-24, 8-25, 8-26, 8-27, 8-123, 8-124, 8-125, 8-126, 8-279, 8-280, 8-281, 8-282, 8-348, 8-349, 8-350, 8-351, 8-411, 8-412, 8-431, and 8-432, be and the same are hereby amended to read as follows:

ARTICLE II. BUILDING CODE

Section 2. That Section 8-22 of the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-22. - Purpose.

The purpose of this article is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.
Section 3. That Section 8-23 of the Code of the Unified Government of Wyandotte County/ City of Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-23. - Violations and penalty.

Any person who shall violate a provision of this article, fail to comply with any of the requirements of this article, erect, construct, alter, or repair a building or structure in violation of the approved construction documents or directive of the building official or fire chief, or act in violation of a permit or certificate issued under the provisions of this article shall, upon conviction, be sentenced to pay a fine of not less than $100.00 nor more than $2,500.00, by imprisonment not exceeding six months, or by both such fine and imprisonment, in addition to any other penalties prescribed by law. The office of chief counsel shall, at the request of the board or the building official, render such legal assistance as may be necessary in carrying out the provisions of this article. Upon the request of the building official, the office of chief counsel shall institute, in the name of the unified government, the proper proceedings against any person regarding whom a complaint has been made charging the violation of any provisions of this article. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 4. That Section 8-24 of the Code of the Unified Government of Wyandotte County/ City of Kansas City, Kansas, be and the same is hereby amended to read as follows:


(a) Building code adopted. 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, the issuing, suspension, and revocation of permits, the collection of fees, the making of inspections, the execution of plan reviews, the enforcement of this chapter, and fixing of penalties for violations thereof, the 2009 International Building Code and referenced standards and specified appendices C, H and J, dated February 2009, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended by this chapter. Further, if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) Marked copies of code on file. There shall be not fewer than three copies of the standard code, adopted by reference in subsection (a) of this section, kept on file in the office of the unified government clerk, to which shall be attached a copy of the incorporating ordinance from which this section is derived, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. x-xx-xx" with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division and building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.
Section 5. That the Code of the Unified Government of Wyandotte County/ City of Kansas City, Kansas, is hereby amended by repealing Section 8-25.

Sec. 8-25. - Same—Amendments.

The 2009 International Building Code is amended in the following respects:

Sections 101.1—116 are hereby deleted.

Sections 100—176 Administration are hereby added as follows:

Section 100 Title. The 2009 International Building Code, as published by the International Code Council, Inc., and the deletions, changes, and additions contained in the Unified Government Code, chapter 8, sections 8-1 through 8-351, shall be known as the Building Code of the Unified Government of Wyandotte County/Kansas City, Kansas, hereinafter referred to as "this code" or "the building code."

Section 101 Scope. This Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Detached one- and two-family dwellings not more than three stories in height with separate means of egress shall comply with article VIII (International Residential Code) of this chapter.

Section 102 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, property maintenance, and safety to life and property from fire and other hazards attributed to the built environment.

Section 103 Applicability. Where, in any specific case, different sections of this code specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Section 104 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

Section 105 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number shall be construed to refer to such chapter, section, or provision of this code.

Section 106 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply. Any reference to the ICC Electrical Code in the International Building Code, International Residential Code, International Mechanical Code, International Existing Buildings Code, International Property Maintenance Code or Uniform Plumbing Code shall be replaced with the NFPA 70 National Electric Code, 2008 Edition.
Section 107 Partial invalidity. In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

Section 108 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Property Maintenance Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 109 Duties and powers of building official. The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall comply with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code. The building official shall be known as public officer, and such term shall include his/her authorized representatives. Further, whenever the term or title "administrative authority," "responsible official," "codes administrator," "codes director," or other similar designation is used in any of the codes adopted by reference by this code, it shall be construed to mean the building official.

Section 110 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, alteration, demolition or moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

Section 111 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.

Section 112 Inspections. The building official shall make all of the required inspections or shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

Section 113 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that, if such structure or premises be occupied, that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

Section 114 Records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices
and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

Section 115 Liability. The building official, member of the building and fire code board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action; suit or preceding that is instituted in pursuance of the provisions of this code.

Section 116 Approved materials and equipment. Materials, equipment, and devices approved by the building official shall be constructed and installed in accordance with such approval.

Section 117 Used materials and equipment. The use of used materials, which meet the requirements of this code for new materials, is permitted. Used equipment and devices shall not be reused unless approved by the building official.

Section 118 Sanitary facilities for construction workers. The contractor, builder, or other person having the management and control of construction work shall prevent the commission of any nuisance by the workers on the premises connected therewith and if a temporary privy is located on the premises it shall be properly screened and maintained in a sanitary manner.

Section 119 Excavations. Any excavation for foundations and/or footings of buildings and structures shall be backfilled within 28 days from the date of permit issuance unless otherwise approved by the building official.

Section 120 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of inspection services.

Section 121 Alternative materials, design, and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.
Section 122 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

Section 123 Permits. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, plumbing, or elevator system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. In addition, a hazardous materials permit may be required based upon the type and quantities of materials proposed to be used or stored. When required by the fire chief, a hazardous materials permit application must be submitted prior to the issuance of the building permit.

Section 124 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

(a) Building.

(1) Retaining walls that are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding class I, II or III-A liquids. In addition, the building official may waive the requirements for a permit or engineered drawings for walls over four feet in height if it is deemed unnecessary to require such submittals due to the location and type of wall to be installed.

(2) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

(3) Temporary motion picture, television, and theater stage sets and scenery.

(4) Swings and other playground equipment.

(5) Window awnings supported by an exterior wall of group R-3 and group U occupancies.

(6) Movable cases, counters and partitions not over five feet, nine inches (1,753 mm) in height.

(7) One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet.

(8) Fences not over six feet high.
(9) Prefabricated swimming pools accessory to a group R-3 occupancy, which are less than 24 inches deep, do not exceed 5,000 gallons, and are installed entirely above grade.

(10) Oil derricks.

(11) Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

(12) Reinstalling roof coverings on existing buildings when no structural elements are being repaired or replaced.

(b) Electrical.

(1) Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

(2) Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but does apply to equipment and wiring for power supply, the installations of towers and antennas.

(3) Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

(c) Gas.

(1) Portable heating appliance.

(2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

(3) The repair, replacement or installation of less than six feet of gas piping.

(d) Mechanical.

(1) Portable heating appliance;

(2) Portable ventilation equipment;

(3) Portable cooling unit;

(4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code;

(5) Replacement of any part which does not alter its approval or make it unsafe;

(6) Portable evaporative cooler;

(7) Self-contained refrigeration system containing ten pound (4.54 kg) or less of refrigerant and actuated by motors of one horsepower (746 W) or less.

(e) Plumbing.
(1) The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

(2) The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

(f) Emergency repairs. Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official.

(g) Repairs. Application or notice to the building official is not required for ordinary repairs to structures. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drain, drain, leader, gas, soil, waste, vent or similar piping, electric wiring, electrical system, mechanical system, or other work affecting public health or general safety.

(h) Public service agencies. A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

Section 125 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the building official for that purpose.

Section 126 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

Section 127 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued, except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 128 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents
and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

Section 129 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, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work progress must be documented by a routine inspection. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. Permit extensions shall be charged a fee at one half the original permit fee provided no changes have been made or will be made in the original plans and specifications for such work. The extension shall be requested in writing and justifiable cause demonstrated upon finding by the same that substantial progress has been made toward completion. Substantial progress is to mean that the project is over 50 percent complete and, in the opinion of the building official, the project applicant has the capability to finish the work permitted within one time period extension. If questionable, the building official may require proof of performance, i.e., a list of contractors and subcontractors under contract for the completion of the project, before the granting of the time extension. Failure to complete a project in the time limits stated above or failure to maintain a valid permit constitutes a violation of this code.

Section 130 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or based on incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

Section 131 Placement of permit. All permits shall be posted to be visible from the street and kept on the site of the work until the completion of the project.

Exceptions:

1) Permits for the construction of one- and two-family dwellings are not required to be posted on the site when the property address is clearly identified and visible from the street.

2) Permits for other than one- and two-family dwellings are not required to be visible from the street when kept on the site in a location accessible to the building official. Whenever permits are not visible from the street, the property address must be clearly identified. Failure to clearly identify the address or display permits may result in inspections not being performed.

Section 132 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. A registered design professional licensed by the State of Kansas shall prepare the construction documents. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional licensed by the State of Kansas.

Exceptions:

1) Plans for the construction of one- and two-family dwellings using conventional construction techniques prescribed by the codes are not required to be prepared by a registered design professional licensed by the State of Kansas.
2) The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to verify compliance with this code.

Section 133 Information on construction documents. Construction documents shall be dimensioned and drawn to scale upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. The construction documents shall show in sufficient detail the location, construction, size, occupancy classification, construction type and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code.

Section 134 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved before the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in this code.

Section 135 Site plan. There shall be a site plan, showing to scale, the size and location of all the new construction and all existing structures on the site including easements, distances from lot lines, established street grades, existing and proposed finished grades, sewer elevations. All decks, balconies, overhangs, or other building protrusions shall be indicated and dimensioned. In the case of partial demolition, the plot plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site of the plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair and does not affect the exterior features of the building.

Section 136 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Section 137 Approval of construction documents. When the building official issues a permit, the construction documents shall be stamped "Approved." The building official shall retain one set of construction documents so reviewed. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his or her authorized representative. Failure to maintain city-stamped construction documents on site may result in inspections not being performed.

Section 138 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.
Section 139 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Section 140 Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The owner shall notify the building official in writing if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phrased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by this code, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

Section 141 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until the building official has approved their design and submittal documents.

Section 142 Amended construction documents. Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

Section 143 Establishment of fees. Permit and building inspection administrative fee schedule shall be established by the unified government county administrators' office and may be reviewed on an annual basis.

Section 144 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Section 145 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid
prior to issuance of said permit, in accordance with the unified government fee schedule.

Section 146 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including current market value of materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the valuation shall be determined by using the most current building valuation data provided by the International Codes Council.

Section 147 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, elevator equipment, or plumbing system before obtaining the necessary permits shall be subject to an additional fee equal to the amount of the permit as established by the unified government fee schedule. The payment of such fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law. Work that has commenced on a building, structure, electrical, gas, mechanical, elevator equipment, or plumbing system before obtaining the necessary permits constitutes a violation of this code.

Section 148 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

Section 149 Inspections general. Construction or work for which a permit is required shall be subject to inspection by the building official or his designee and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval because of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Section 150 Preliminary inspection. Before issuing a permit, the building official or his designee is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed. A fee shall be charged for such examination of an existing building called a "status report," and a fee shall be charged according to the fee schedule established by the county administrator.

Section 151 Required inspections. The building official or his designee, upon notification, shall make the inspections set forth in this code and the policies and procedures for required inspections.

A. Footing or foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place before inspection. Materials for the foundation shall be on the job, except that where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.
B. Under-floor inspection. Under-floor inspections shall be made after under-floor building service equipment, wiring, conduit, piping accessories and other ancillary equipment items are in place, but before floor sheathing is installed, including the sub floor. This inspection is for areas such as crawlspace where access is very limited or impossible at a latter date.

C. Under-slab plumbing inspection. Under-slab plumbing inspections shall be made when all under-floor plumbing pipes are in place, but before the installation is covered with gravel or concrete.

D. Sewer line inspection. The sewer line from the building out to the property line shall not be concealed from view until inspected and approved. There are separate requirements for the tap into the sewer main by the unified government water pollution control department.

E. Elevations. Elevation certification may be required when determined necessary by the building official to confirm compliance with provisions prescribed by law.

F. Rough-in inspections. All rough-in inspections for R-1, R-2 and R-3 occupancies will be done at the same time.

1. Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete.

2. Electrical. Rough electrical inspection shall be made when all wiring, boxes, and/or conduits have been installed. All metal box devices must be grounded at this time.

3. Plumbing. Rough plumbing inspection shall be made when all water, drain, waste and vent piping has been completed.

4. HVAC. Rough mechanical inspection shall be made when all duct and flue installations have been completed. This also includes the completion of ducts for ventilation fans and devices.

5. Fireplace. Inspection of fireplace installations shall be made before any work is concealed. All factory-built fireplaces shall be listed by a testing agency recognized by the codes adopted by the unified government.

6. Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

G. Lath or gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

Exceptions:

1. Gypsum board that is not part of a fire-resistive assembly or a shear assembly.

H. Electrical service inspection. This inspection shall be done when the meter base,
overhead or underground riser, panel/switchgear, main breaker, grounding and at least one load circuit is installed. No new electrical service shall be energized without first receiving the approval of the building official. On new one- and two-family dwellings, this inspection shall be done with the rough-in inspections.

I. Complete gas. This inspection shall be done when all interior gas piping is installed and at least one appliance connected. The test shall be in accordance with the plumbing code adopted by the unified government. On new one- and two-family dwellings, this inspection shall be done with the rough-in inspections.

J. Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the building official.

K. Special inspections. Special inspections, as required by this code and the building official.

L. Fire protection inspections. Inspection of all fire protection systems. The fire chief or his designee conducts this inspection.

M. Final inspection. The final inspection shall be made after all work required by the building permit is completed.

Section 152 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

Section 153 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this code. Inspection requests shall be made in advance and in accordance with the most current written policies of the inspection services division.

Section 154 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. The provision is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, not having the address clearly posted and visible from the street, or for deviating from plans requiring the approval of the building official. To obtain a reinspection, the applicant shall file an application thereof in writing upon a form furnished for that purpose, and pay the reinspection fee as established by the unified government fee schedule. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Section 155 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the
permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

Section 156 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of any other ordinance.

Section 157 Changes in uses. Changes in the character or use of an existing structure shall not be made except as specified in this code. The building official may require a design professional registered within the state to perform a code analysis and submit plans and/or other information as deemed necessary to determine the proposed use will be in compliance with this code.

Section 158 Certificate issued. It shall be the responsibility of the permit holder to request a final inspection and to apply for a certificate of occupancy when required. The permit holder shall be excused from this responsibility only if the owner of property has applied for and secured a certificate of occupancy. After the building official inspects the building or structure and finds no violations of the provisions of this code or other ordinances of the unified government, the building official shall issue a certificate of occupancy.

Section 159 Posting the certificate of occupancy. The certificate of occupancy, or a copy, shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

Exception: R-1, R-2 and R-3 occupancies.

Section 160 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. A fee shall be charged for the issuance of a temporary certificate of occupancy in accordance with the unified governments fee schedule.

Section 161 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Section 162 Connection of service utilities. No person shall make new connections from any source of energy, fuel, or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

Section 163 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the source of energy, fuel, or power.

Section 164 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system
regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible, the owner and occupant of the building, structure or service system, of the decision to disconnect before taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

Section 165 Board of appeals. In order to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall consist of eleven members appointed by the mayor and the unified government board of commissioners, to serve for a period concurrent with the term served by the appointing member of the board of commissioners, unless removed sooner for cause. The board of appeals shall hold office at its pleasure. The board shall adopt appropriate rules of procedure for conducting its business. A quorum of the board of building and fire code appeals consists of six members.

A. Qualifications. The members of the board of appeals shall consist of persons qualified by experience and training to pass on matters pertaining to building construction, skilled in diversified building or construction trades or professions such as architect, engineer, builder, general contractor, licensed master contractor and one layman to represent the general public. Employees of the unified government are prohibited from being members of the board.

B. Limitations on authority. An application for appeal to the board of appeals shall be based on a claim that the true intent of this code or the rules legally adopted thereunder has been incorrectly interpreted, that the provisions of this code do not fully apply, or that an equally good or better form of construction is proposed. The board of appeals shall have no authority to waive requirements of this code or the fire code.

C. Fee for appeal. Any person who appeals an order, decision, or determination made by the building official or fire chief, relative to the application and interpretation of this code, shall file an application and pay a fee in accordance with the unified government fee schedule.

Section 166 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause the same to be done, in conflict with or in violation of any of the provisions of this code.

Section 167 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure or systems in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Section 168 Prosecution of violation. If the notice of violation is not complied with within the established abatement period, the code official is authorized to request the office of chief counsel to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful occupancy
of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Section 169 Stop work order. Whenever the building official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or other ordinance in the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.

Section 170 Issuance of stop work orders. The stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent, to the person doing the work or posted upon the property. Upon issuance of a stop work order, the cited work shall immediately cease or as otherwise determined by the building official. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume. Any violation of a stop work order will constitute a violation of this code.

Section 171 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Section 172 Unsafe structures and equipment conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, which constitute a fire hazard, which are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section.

A vacant structure that is not secured against entry shall be deemed unsafe.

Section 173 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

Section 174 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

Section 175 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by state and local law or posted upon the property. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.
Section 176 Restoration. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of this code.

Section 901.3 is amended to read as follows:

Section 901.3 Modifications. No person shall remove or modify any fire protection system installed or maintained under the provisions of this code or the International Fire Code without approval of the fire chief.

Section 1012.1 is amended to read as follows:

Section 1012.1 Guards. Where required, guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings which are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with section 1607.7. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in section 1607.7. In addition, guards are required at retaining walls over 30 inches above grade when walking surfaces are within ten feet of the high side of the retaining wall.

Section 6. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, Section 8-26 is hereby deleted.

Section 7. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby deleted.

Sec. 8-27. - Same—Amendments.

The 2003 International Existing Buildings Code, adopted by reference in section 8-26, is amended in the following respects:

Sections 101.1—117.4 of Chapter 1, Administration are hereby deleted. See Administration provisions in section 8-25.

ARTICLE III. ELECTRICITY

Section 8. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended by repealing Section 8-123.

Sec. 8-123. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Employee electrician means a person who is working at the trade in the employment of a licensed electrical contractor.

Master electrical contractor means any person who undertakes or offers to undertake for another
the planning, laying out, supervising and installing or the making of additions, alterations and repairs in the installation of wiring apparatus and equipment for electrical light, heat, power and other purposes.

*Master electrician* means a person having the necessary qualifications, training, experience and technical knowledge to properly plan, lay out, supervise, install and repair wiring, apparatus and equipment for electric light, heat, power and other purposes.

*Master residential electrician* means a person who has the necessary qualifications, experience and technical knowledge to wire, install and repair electrical apparatus and equipment for one- and two-family dwellings and multifamily dwellings not to exceed three floors above grade.

*Residential electrical contractor* means any person who undertakes or offers to undertake for another the planning, laying out, supervising and installing or the making of additions, alterations and repairs to electrical apparatus and equipment for one- and two-family dwellings and multifamily dwellings not to exceed three floors above grade.

Section 9. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended by repealing Section 8-124.

Sec. 8-124. - Violations and penalty.

Any person who violates any of the provisions of this article shall, upon conviction, be sentenced to pay a fine of not less than $100.00 nor more than $2,500.00, be imprisoned for not exceeding six months, or both. The office of chief counsel shall, at the request of the board or the building official, render such legal assistance as may be necessary in carrying out the provisions of this article. Upon the request of the building official, the office of chief counsel shall institute in the name of the unified government the proper proceedings against any person regarding whom a complaint has been made charging the violation of any provisions of this article.

Section 10. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended by repealing Section 8-125.


(a) *Electrical code adopted.* 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, the issuing, suspension, and revocation of permits, the collection of fees, the making of inspections, the execution of plan reviews, the enforcement of this chapter and the fixing of penalties for violations thereof, the NFPA 70 National Electrical Code, 2008 Edition, approved as an American National Standard on August 2, 2001, as published by National Fire Protection Association, Inc., excepting only such parts or portions thereof as are specifically deleted or amended in this chapter. Further, that if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) *Marked copies of code on file.* There shall be not less than three copies of the standard code, adopted by reference in subsection (a) of this section, kept on file in the office of the unified government clerk, to which shall be attached a copy of the ordinance from which this section is
derived, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. O-57-04," with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division, building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.

Section 11. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended by repealing Section 8-126.

Sec. 8-126. - Same—Amendments.

The 2008 NFPA 70 National Electric Code is amended in the following respects:

Section 210-12 is hereby deleted.

Section 230.70.A.1. is amended to read as follows:

Section 230.70.A.1. Location. The service disconnecting means shall be installed at a readily accessible location either outside of the building or structure or inside within ten feet nearest the point of entrance of the service conductors. The ten foot distance is measured along the path of the service conductors.

ARTICLE V. MECHANICAL SYSTEMS AND MECHANICAL CONTRACTORS

Section 12. That Section 8-279 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-279. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Employee mechanic means a person who is required to register as such who is working at the trade in the employment of a licensed mechanical contractor.

Master mechanic means a person having the necessary qualifications, training, experience and technical knowledge to properly plan, lay out, supervise, install and repair mechanical apparatus and equipment for heating, ventilation, air conditioning, refrigeration, incinerators and other miscellaneous heat-producing appliances.

Master mechanical contractor means any person who undertakes or offers to undertake for another the planning, laying out, supervising and installing or the making of additions, alterations and repairs in the installation of mechanical apparatus and equipment for heating, ventilation, air conditioning, refrigeration, incinerators and other miscellaneous heat-producing appliances.

Section 14. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended by repealing Section 8-280.
Sec. 8-280. - Violations and penalty.

Any person who shall violate any of the provisions of this article shall, upon conviction, be punished by a fine of not less than $100.00 nor more than $2,500.00, by imprisonment for not more than six months, or by both. The office of chief counsel shall, at the request of the building official, render such legal assistance as may be necessary in carrying out the provisions of this article.

Section 15. That Section 8-281 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-281. - 2009 International Mechanical Code—Adopted.

(a) Mechanical code adopted. 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, the issuing, suspension, and revocation of permits, the collection of fees, the making of inspections, the execution of plan reviews, the enforcement of this chapter and the fixing of penalties for violations thereof, the 2009 International Mechanical Code, dated February 2009, as published by the International Code Council Inc., excepting only such parts or portions thereof as are specifically added or amended in this chapter. Further, if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) Marked copies of code on file. There shall be not less than three copies of the standard code adopted by reference in subsection (a) of this section kept on file in the office of the unified government clerk, to which shall be attached a copy of this division, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. x-xx-xx," with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division and building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.

Section 16. That Section 8-282 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-282. - Same—Amendments.

The 2009 International Mechanical Code, incorporated by reference in section 8-281(a), is amended in the following respects:

Sections 101.1—110 of Chapter 1, Administration are hereby deleted. See Administration provisions in section 8-25 of this chapter.

Section 301.7. is amended to read as follows:

Section 301.7. Electrical. Electrical wiring, controls and connections to equipment and appliances regulated by this code shall be in accordance with the NFPA 70 National
Electrical Code, 2008 Edition, as adopted in section 8-125 of this chapter.

ARTICLE VI. PLUMBING

Section 18. That Section 8-348 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-348. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Employee plumber means a person who is working at the trade in the employment of a licensed plumbing contractor.

Master plumber means a person having the necessary qualifications, training, experience and technical knowledge to properly plan, lay out, supervise, install and repair plumbing materials and systems.

Master plumbing contractor means any person who undertakes or offers to undertake for another the planning, laying out, supervising and installing or the making of additions, alterations and repairs in the installation of plumbing materials and systems.

Section 19. That Section 8-349 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-349. - Violations; penalty.

Any person who shall violate any of the provisions of this article shall, upon conviction, be sentenced to pay a fine of not less than $100.00 nor more than $2,500.00, be imprisoned for not exceeding six months, or both. The office of chief counsel shall, at the request of the building official, render such legal assistance as may be necessary in carrying out the provisions of this article.

Section 20. That Section 8-350 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and the same is hereby amended to read as follows:


(a) Plumbing code adopted. 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, the issuing, suspension, and revocation of permits, the collection of fees, making of inspections, the execution of plan reviews, the enforcement of this chapter, and the fixing of penalties for violations thereof, the 2009 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, 5001 E. Philadelphia Street, Ontario, CA 91761-2816, excepting only such parts or portions thereof as are specifically added or amended in this chapter. Further, if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) Marked copies of code on file. There shall be not less than three copies of the standard code adopted by reference in subsection (a) of this section kept on file in the office of the unified
government clerk, to which shall be attached a copy of this division, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. O-57-04," with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division and building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.

Section 21. That Section 8-351 of the Code of the Unified Government of Wyandotte County/City of Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-351. - Same—Amendments.

The 2009 Uniform Plumbing Code, adopted by reference in section 8-350, is amended in the following respects:

Sections 101.0—103.8.2 of Chapter 1, Administration are hereby deleted. See Administration provisions in section 8-25.

Section 204.0 is amended to read as follows:

Section 204.0 Definitions. Building Supply definition has been revised:

Building Supply—The pipe carrying potable water from the water main or other source of potable water supply to the first shutoff valve downstream of all of the following (as applicable):

1. The point of entrance into the building;
2. The water meter; and
3. The service backflow prevention device.

Section 603.1 is amended to read as follows:

Section 603.1 Approval of devices or assemblies. Approval, inspection and testing of backflow prevention assemblies shall be in accordance with the policies prescribed by the Board of Public Utilities Kansas City, Kansas, Water Department.

Sections 413.1—413.6 and Table 4-1 are hereby deleted. (See section 8-25 of this chapter.)

Section 601.4 is added to read as follows:

Section 601.4 Reference to building supply piping. References in this code to building supply (water service) piping shall apply only to building supply piping connected to a private source of water supply. All building supply piping connected to the public water supply is under the jurisdiction of the Board of Public Utilities (BPU).

Section 807.4 is amended to read as follows:

Section 807.4 Appliances. Dishwashing machines shall discharge separately into a trap or
trapped fixture. Domestic dishwashing machines may discharge into the tailpiece of the kitchen sink or the dishwasher connection of a food waste grinder.

Section 901.1 is amended to read as follows:

Section 901.1 Floor drain vents. A floor drain (where used as such) need not be vented, provided it is within 25 feet of a three-inch stack or horizontal drain which has at least a three-inch-diameter vent extension through the roof.

Section 901.2 is amended to read as follows:

Section 901.2 Automatic clothes washer venting. A standpipe for an automatic clothes washer need not be separately vented provided all of the following criteria apply:

1. The standpipe is used with an approved "P" trap.

2. The "P" trap is within 25 feet of a three-inch stack that extends through the roof.

Section 1201.0 (C) is amended to read as follows:

Section 1201.0 (C) Fuel piping. (17) Fuel Piping in one- and two-family dwellings shall comply with section 8-411 of this chapter (International Residential Code).

Section 1211.3.6 is amended to read as follows:

Section 1211.3.6 Gas piping. No gas piping shall be installed in or on the ground under any building or structure unless installed in gas tight conduit and approved by the administrative authority, and all exposed gas piping shall be kept at least six inches (152 mm) above grade or structure. The term "building or structure" shall include structures such as porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways, and similar structures or appurtenances.

The conduit shall be of material approved for installation underground beneath buildings and not less than Schedule 40 pipe. The interior diameter of the conduit shall be not less than one-half inch (12.7 mm) larger than the outside diameter of the gas piping.

The conduit shall extend to a point at least 12 inches (305 mm) beyond any area where it is required to be installed or to the outside wall of a building, and the outer ends shall not be sealed. Where the conduit terminates within a building, it shall be readily accessible, and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building.

Concealed unprotected gas piping may be installed above grade in approved recesses or channels.

Exception: When necessary due to structural conditions, approved type gas piping may be installed in other locations, when permission has first been obtained from the administrative authority.

Section 1213.6 is amended to read as follows:

Section 1213.6 Liquefied gas piping. Liquefied petroleum gas piping shall not serve any gas water heater or appliance located in a pit or basement where heavier than air gas might
collect to form a flammable mixture. Water heaters or appliances so served shall not be installed in an above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas.

ARTICLE VII. ONE- AND TWO-FAMILY DWELLINGS

Section 22. That Section 8-411 of the 1988 Code of Ordinances City of Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-411. - International Residential Code for One- and Two-Family Dwellings—Adopted.

(a) Residential code adopted. 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, the issuing, suspension, and revocation of permits, the collection of fees, making of inspections, the execution of plan reviews, the enforcement of this chapter, and the fixing of penalties for violations hereof, the 2009 International Residential Code for One- and Two-Family Dwellings, including appendices A, B, C, D, E, G, H, J, M, N, O, P and Q with amendments, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically added or amended in this chapter. Further, if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) Marked copies of code on file. There shall be not less than three copies of the standard code adopted by reference in subsection (a) of this section kept on file in the office of the unified government clerk, to which shall be attached a copy of Ordinance No. X-XX-XX, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. X-XX-XX," with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division and building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.

Section 23. That Section 8-412 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and the same is hereby amended to read as follows:
Sec. 8-412. - Same—Amendments.

The 2009 International Residential Code for One- and Two-Family Dwellings, adopted by reference in section 8-411, is amended in the following respects:

Sections R101.1—R114.2 of Chapter 1, Administration are hereby deleted. See Administration provisions in section 8-25 of this chapter.

Section R301.2(1) Table is amended to read as follows:

Section R301.2(1) International residential code data entry; table R301.2(1) Climatic and Geographic Design Criteria. Table R301.2(1) shall include the following data:

<table>
<thead>
<tr>
<th>TABLE R301.2(1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GROUND SNOW LOAD</th>
<th>WIND DESIGN</th>
<th>SEISMIC DESIGN CATEGORY</th>
<th>SUBJECT TO DAMAGE FROM</th>
<th>WINTER DESIGN TEMP$^e$</th>
<th>ICE BARRIER UNDERLAYMENT REQUIRED$^d$</th>
<th>FLOOD HAZARD $S^u$</th>
<th>AIR FREEZING INDEX$^c$</th>
<th>MEAN ANNUAL TEMP$^d$</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>90</td>
<td>No</td>
<td>A</td>
<td>Severe</td>
<td>36°F</td>
<td>Yes</td>
<td>Sec Ch 27</td>
<td>1000</td>
</tr>
</tbody>
</table>

Section R302 FIRE-RESISTANT CONSTRUCTION is deleted.

Section R302 EXTERIOR WALL LOCATION IS ADDED

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table 302.1. These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separation distance. Projections beyond the exterior wall shall not extend more than 12 inches (305mm) into the areas where openings are prohibited.

Exceptions:

1. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

2. Detached garages accessory to a dwelling located within 2 feet (610mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102mm).

3. Foundation vents installed in compliance with this code are permitted.

Table 302.1 is amended as follows:

<table>
<thead>
<tr>
<th>Table R302.1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXTERIOR WALLS</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXTERIOR WALL ELEMENT</th>
<th>MINIMUM FIRE-RESISTANCE RATING</th>
<th>MINIMUM FIRE SEPARATION DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Fire-resistance rated)</td>
<td>1 Hour with exposure from both</td>
<td>0 feet</td>
</tr>
<tr>
<td>Walls</td>
<td>sides</td>
<td>N/A</td>
</tr>
<tr>
<td>---------------</td>
<td>------------------------</td>
<td>------</td>
</tr>
<tr>
<td>(Not fire-resistance rated)</td>
<td>0 Hours</td>
<td>5 feet</td>
</tr>
<tr>
<td>Projections</td>
<td>(Fire-resistance rated)</td>
<td>1 hour on the underside</td>
</tr>
<tr>
<td>(Not fire-resistance rated)</td>
<td>0 hours</td>
<td>5 feet</td>
</tr>
<tr>
<td>Openings</td>
<td>Not allowed</td>
<td>N/A</td>
</tr>
<tr>
<td>25% Maximum of Wall Area</td>
<td>0 hours</td>
<td>3 feet</td>
</tr>
<tr>
<td>Unlimited</td>
<td>0 hours</td>
<td>5 feet</td>
</tr>
<tr>
<td>Penetrations</td>
<td>All</td>
<td>Comply with section R302.4</td>
</tr>
<tr>
<td></td>
<td>None required</td>
<td>5 feet</td>
</tr>
</tbody>
</table>

N/A = Not Applicable

R302.2 is amended as follows:

R302.2 Townhouses. Each Townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section R 302 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with section R302.4

R302.2.4 Structural Independence Exception 5 is amended as follows.

R302.2.4 Exception 5. Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in section 302.2

R302.4.2 Exception 2 (2.1) is amended as follows:

R302.4.2 Exception 2 (2.1) By a horizontal distance of not less than 24 inches (610mm) except at walls or partitions constructed using parallel rows of studs or staggered studs.

Section R302.5.2 Duct Penetration is added as follows:

Section R302.5.2 Duct Penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

Exception: Supply duct openings may be permitted; provided the openings are protected by a minimum 20-minute rated fire damper(s).
Section R302.6 is amended to read as follows:

Section R302.6 Separation required. The garage shall be separated from the residence and its attic area by 5/8 inch, type X gypsum board, or equivalent materials approved for one-hour fire-resistive construction, applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by 5/8 inch, type X gypsum board, or materials approved for one-hour fire-resistive construction or equivalent, applied to the garage side. Pull down stairs located within garages shall be rated or be adequately protected with materials approved for one-hour fire-resistive construction.

Attic access panels located within garages shall be of 5/8 inch, type X gypsum board or materials approved for one-hour fire-resistive construction.

Table R302.6 DWELLING/GARAGE SEPARATION is deleted.

Section R303.3 is amended to read as follows:

Section R303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than three square feet (0.3 M²), one-half of which must be openable.

Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (24 L/s) for intermittent ventilation or 20 cfm (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside or to an attic ventilated in accordance with section R806. The point of discharge of the exhaust air shall be at least three feet from any opening into the building. A point of discharge in the attic space must discharge at a roof vent or soffit vent.

Section R306.5 is hereby added to read as follows:

Section R306.5 New Single-family dwellings toilet facilities. Toilet facilities shall be provided within 500 feet (measured from the property line adjacent to the street for platted subdivisions along the public way) for all new single-family dwellings starting from the time of the first footing inspection until facilities are available in the dwelling. If the facilities are not located on the job site, the location of the required facilities shall be posted on the job site or other certification provided to the building official to verify the availability of toilet facilities. The facilities on the site shall be removed prior to issuance of a temporary certificate of occupancy.

Section R311.7.4.1 Riser height is amended as follows.

Section R311.7.4.1 Riser height. The maximum riser height shall be 7 3/4 inches (196 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than three-eighths of an inch (9.5 mm).

Exception: Stairs constructed on or before March 30, 2005 may be permitted to have a maximum rise of 8 inches.
Exception: Existing stairs meeting the requirements of Appendix J (Section AJ501.8.4) as amended in this document.

Section R311.5.3.2 Tread depth is amended as follows.

Section R311.5.3.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stairs. Within any flight of stairs, the greatest winder tread depth at the walkline shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Exception: Stairs constructed on or before March 30, 2005 may be permitted to have a minimum tread of 9 inches.

Exception: Existing stairs meeting the requirements of Appendix J (Section AJ501.8.4) as amended in this document.

Section R312.1 is amended to read as follows:

Section R312.1 Guards required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically from the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

In addition, guards are required at retaining walls over 30 inches above grade when walking surfaces are within ten feet of the high side of the retaining wall.

Section R313. Automatic fire sprinkler systems is deleted.

Section R403.1.1 is amended to read as follows:

Section R403.1.1 Continuous footing reinforcement. Continuous footings for basement foundation walls shall have minimum continuous reinforcement consisting of not less than two No. 4 bars, uniformly spaced, located a minimum of three inches (76 mm) clear from the bottom of the footing.

Section R403.1.1.3 is amended to read as follows:

Section R403.1.1.3 Column pads. Column pads shall be a minimum of 24 inches (610 mm) by 24 inches (610 mm) and eight inches (203 mm) deep. Reinforcement shall consist of a minimum of three No. 4 bars each way, uniformly spaced.

Section R801.3 is amended to read as follows:

Section R801.3 Roof drainage. 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 from foundation walls or to an approved drainage system.
Section N II02.4. Fireplaces. Is amended.

N1102.4.3 Fireplaces. New wood burning fireplaces shall have outdoor combustion air. (Deleted the requirement for gasketed doors).

Section M1201.1-M1202.3, Chapter 12 is hereby deleted.

Section M1201.1-M1202.3, Chapter 12 Mechanical administration is deleted in its entirety. See Administration provisions in section 8-25.

Section G2408.7 is added to read as follows:

Section G2408.7 Liquefied petroleum gas piping shall not serve any gas water heater or appliance located in a pit or basement where heavier than air gas might collect to form a flammable mixture. Water heaters or appliances so served shall not be installed in an above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas.

Section G2414.5 is amended to read as follows:

Section G2414.5 Metallic tubing. Seamless copper, aluminum alloy or steel tubing shall not be utilized for the distribution of fuel gas. Stainless steel tubing may be utilized when approved by the building official.

Section G2414.5.2 is amended to read as follows:

Section G2414.5.2 Copper tubing. Copper and brass tubing shall not be utilized to distribute natural gas nor shall it be utilized to distribute any other fuel gas within a building or structure.

Section P2501.1—P2503.9 Chapter 25 is hereby deleted.

Section P2501.1—P2503.9, Chapter 25 Plumbing administration is hereby deleted in its entirety. See Administration provisions in section 8-25.

Section P2902.5.3 is amended to read as follows:

Section P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Board of Public Utilities, Kansas City, Kansas, Water Department.

Section P2903.5 is amended to read as follows:

Section P2903.5 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. Water hammer arrestor shall be installed where quick-closing valves are utilized. Water hammer arrestors shall be installed in accordance with manufacturer's installation instructions. Water hammer arrestors shall conform to ASSE 1010.

Exception: Each water supply line to a fixture, except tank type water closets, may terminate with an air chamber. All air chambers shall be placed in a vertical position in a tee opening. Each air chamber shall be not less than 12 inches in length and of a diameter not less than the branch it serves.
Section P2903.8.2 is amended to read as follows:

Section P2903.8.2 Minimum size. Where the developed length of the distribution line is 60 feet (18 288 mm) or less, and the available pressure at the meter is a minimum of 40 lbs per square inch (276kPa), the minimum size of individual distribution lines shall be ½ inch (12.7mm). Certain fixtures such as 1 piece water closets and whirlpool bathtubs shall require a larger size where specified by the manufacturer. If a water heater is fed from the end of a cold water manifold, the manifold shall be one size larger than the water heater feed.

Section P2905.4 is amended to read as follows:

Section P2905.4 Water service piping. Approval, inspection, materials and testing of water service piping shall be in accordance with the policies prescribed by the Board of Public Utilities, Kansas City, Kansas, Water Department. If there is an occurrence that a system might meet the definition of water service pipe under this code and not be under the jurisdiction of the board of public utilities, such water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in table P2905.4. Water service pipe or tubing installed underground and outside of the structure shall have a minimum working pressure rating of 160 psi at 73 degrees Fahrenheit (1,103 kPa at 23 degrees Celsius). Where the water pressure exceeds 160 pounds per square inch (1103 kPa), piping material shall have a rated working pressure equal to or greater than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate at or before the full open valve located at the entrance to the structure. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C 104

Section P2905.4.2 is amended to read as follows:

Section P2905.4.2 Water service installation. Installation of water service piping shall be in accordance with the policies prescribed by the Board of Public Utilities, Kansas City, Kansas, Water Department. If there is an occurrence that a system might meet the definition of water service pipe under this code and not be under the jurisdiction of the board of public utilities, trenching, pipe installation and backfilling shall be in accordance with section P2604. Water service pipe is permitted to be located in the same trench with a building sewer provided such sewer is constructed of materials listed for underground use within a building in section P3002.1. If the building sewer is not constructed of materials listed in section P3002.1, the water service pipe shall be separated from the building sewer by a minimum of 5 feet (1524 mm), measured horizontally, of undisturbed or compacted earth or placed on a solid ledge at least 12 inches (305 mm) above and to one side of the highest point in the sewer line.

Exception: the required separation distance shall not apply where a water service pipe crosses over a sewer pipe, provided that the water service pipe is sleeved to at least 5 feet (1524 mm), horizontally from the sewer pipe centerline, on both sides of the crossing with pipe materials listed in Tables P2905.4, P3002.1(1), or P3002.2

Section P2905.5.1 is added to read as follows:

Section P2905.5.1 Under concrete slabs. Inaccessible water distribution piping under slabs shall be copper water tube minimum Type L, brass, ductile iron pressure pipe, galvanized steel pipe, chlorinated polyvinyl chloride (CPVC) or crosslinked polyethylene (PEX) plastic pipe or tubing—all to be installed with approved fittings or bends. The minimum pressure rating for plastic pipe or tubing installed under slabs shall be 100 psi at 180 degrees Fahrenheit (689 kPa at
82 degrees Celsius).

Section P3005.4.2 is amended to read as follows:

Section P3005.4.2 Building drain and sewer and slope. Pipe sizes and slope shall be determined from table P3005.4.2 on the basis of drainage load in fixture units (DFU.) computed from table P3004.1. The minimum size of a building sewer serving a dwelling unit shall be 4 inches.

Section P3102.1 is amended to read as follows:

Section P3102.1 Main vent required. Every building shall have a main vent that is either a vent stack or a stack vent. Such vent shall run undiminished in size and as directly as possible from the building drain through to the open air above the roof. The minimum size of a main vent for a dwelling unit shall be 3 inches.

Section P3114.3 is amended to read as follows:

Section P3114.3 Where permitted. Individual vents, branch vents, circuit vents and stack vents shall be permitted to terminate with a connection to air admittance valve. Individual and branch type air admittance valves shall vent only fixtures that are located on the same floor level and connect to a horizontal branch drain. Air admittance valves shall conform to ASSE 1051. Air admittance valves may only be used when it is structurally not feasible to install a hard piped venting system and approved by the building official.

Section P3114.5 is amended to read as follows:

Section P3114.5 Access and ventilation. All air admittance valves shall be readily accessible. The valve shall be located in a ventilated space that allows air to enter the valve.

Section E3601.6.2 is amended to read as follows:

Section E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. When service entrance conductors are more than 10 feet in length from the point of entry to the service panel, a separate means of disconnect must be installed at the service cable entrance to the building or structure. Service disconnecting means shall not be installed in bathrooms or closets. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

Section E3902.12 Arc-fault circuit interrupter protection is amended to read as follows:

Section 3902.12 Arch-fault protection of bedroom outlets. All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere 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.

Exemption: The location of the arc-fault circuit interrupter shall be permitted to be at other than the origination of the branch circuit provided that:
1. The arc-fault circuit interrupter is installed within 6 feet (1.8m) of the branch circuit overcurrent device as measured along the branch circuit conductors and

2. The circuit conductors between the branch circuit overcurrent device and the arc-fault circuit interrupter are installed in a metal raceway or cable with a metallic sheath.

Section AG105.2, item 1 is amended to read as follows:

Section AG105.2, item 1. Outdoor swimming pool. An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 72 inches (1,828 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3. Solid barriers that do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 66 inches (1,676 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches (44 mm) in width. Where there are decorative cut outs within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cut outs within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches (44 mm) in width.

6. Maximum mesh size for chain link fences shall be a 2 3/4 inch (57 mm) square unless the fence is provided with slats fastened at the top or the bottom that reduce the openings to not more than 1 3/4 inches (44 mm).

7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4 inches (44 mm).

8. Access gates shall comply with the requirements of section AG105.2, items 1
through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device where the release mechanism of the self-latching device is located less than 54 inches (1,372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

8.2. The gate and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

9. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or

9.2. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touch pad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch shall be located at least 54 inches (1,372 mm) above the threshold of the door; or

9.3. Other means of protection, such as self-closing doors with self-latching devices which are approved by the unified government board of commissioners shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by item 9.1 or 9.2 described above.

10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:

10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or

10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of section AG105.2, items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four-inch-diameter (102 mm) sphere.

Section AJ501.8.4 Appendix J Stairs (Existing Buildings) is added to read as follows:
Section AJ501.8.4 Appendix J Stairs (Existing Buildings). Any alteration to or the replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in section R311.7 where the existing space and construction will not allow a reduction in pitch or slope.

ARTICLE VIII. PROPERTY MAINTENANCE CODE

Section 26. That Section 8-431 of the Code of the Unified Government of Wyandotte County/ City of Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-431. - 2003 International Property Maintenance Code—Adopted; purpose.

(a) Property maintenance code adopted. 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, the issuing, suspension, and revocation of permits, the collection of fees, making of inspections, the execution of plan reviews, the enforcement of this chapter and the fixing of penalties for violations thereof, the 2003 International Property Maintenance Code, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically added or amended by ordinance. Further, if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) Marked copies of code on file. There shall be not less than three copies of the standard code adopted by reference in subsection (a) of this section kept on file in the office of the united government clerk, to which shall be attached a copy of Ordinance No. O-57-04, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. O-57-04," with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division and building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.

(c) Penalty for violation. Any person who shall violate any of the provisions of this article or the 2003 International Property Maintenance Code herein adopted shall be guilty of a violation of this article, and shall upon conviction, be sentenced to pay a fine of not less than $100.00 nor more than $2,500.00, be imprisoned for not exceeding six months, or both. The office of chief counsel shall, at the request of the public officer, render such legal assistance as may be necessary in carrying out the provisions of this article.

Section 27. That Section 8-432 of the Code of the Unified Government of Wyandotte County/ City of Kansas City, Kansas, be and the same is hereby amended to read as follows:

Sec. 8-432. - Same—Statement of purpose, definitions, amendments, etc.

(a) Statement of purpose. It is the intent of the code adopted in section 8-431 to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the use and occupancy, location and maintenance of all real properties of all
types, including buildings and structures within this jurisdiction.

(b) Code official changed to public officer. All references responsibilities, duties, powers and obligations referred to and conveyed upon the "code official" in the 2003 International Property Maintenance Code is hereby amended to and designated upon the "public officer."

(c) Amendments. The 2003 International Property Maintenance Code is amended in the following respects:

Section 101.1 is amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Property Maintenance Code of the Unified Government of Wyandotte County/Kansas City, Kansas, hereinafter referred to as "this code."

Section 102.3 is amended to read as follows:

Section 102.3 Application 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 Existing Building Code. Nothing in this code shall be construed to cause, modify or set aside any provision in the Code of Ordinances for Kansas City, Kansas. Nothing in this code shall be construed to cancel, modify or set aside any provision in the Code of Ordinances for Unified Government of Wyandotte County/Kansas City, Kansas.

Section 102.7 is amended to read as follows:

Section 102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in this chapter and considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.7.1 Electrical Code. The ICC Electrical Code referenced in chapter 6 has been deleted and replaced with NFPA 70 (National Electrical Code.) Wherever the term ICC Electrical Code has been used in this code, it shall be used synonymously with the term "NFPA 70" listed in chapter 6.

102.7.2 Plumbing Code. The ICC Plumbing Code referenced in chapters 5 and 6 has been deleted and replaced with the 2003 Uniform Plumbing Code. Wherever the term ICC Plumbing Code has been used in this code it shall be used synonymously with the term 2003 Uniform Plumbing Code listed in chapters 5 and 6.

Section 103.1 is amended to read as follows:

Section 103.1 General. The public officer and his/her designees are hereby authorized to enforce the provisions of this code.

Section 103.2 is amended to read as follows:

Section 103.2 Appointment. The public officer shall be appointed by the county administrator.

Section 103.3 is amended to read as follows:

Section 103.3 Deputies. In accordance with the prescribed procedures of the unified
government and with the concurrence of the appointing authority, the public officer shall have the authority to appoint his or her designees. Such employees shall have the authority as delegated by the Public Officer.

Section 103.5 is amended to read as follows:

Section 103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be set by the county administrator.

Section 104.43 is amended to read as follows:

Section 104.43 Right of entry. The public officer is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the public officer is authorized to pursue recourse as provided by law. In cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, the public officer shall take whatever acts are necessary to protect the public health and safety.

Section 106.2.1 is hereby added to read as follows:

Notice of violation. The public officer shall serve a notice of violation or order in accordance with Section 107. Exception. Notice and opportunity to remedy a violation shall be considered given if a previous notice has been sent according to the notice provisions of section 107.1 and 107.3 within the previous 24 months. Failure to provide such notice of violation shall not invalidate a citation or complaint.

Section 106.3 is amended to read as follows:

Section 106.3 Violations. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any real property, building or structure or cause or permit the same to be done in violation of this code.

Section 106.4 is amended to read as follows:

Section 106.4 Violation; penalties. The violation of any provision of this code or failure to comply therewith or with any of the requirements thereof, shall be a public offense, and any person convicted thereof shall be sentenced to a fine of not less than $100.00 nor more than $2,500.00, be imprisoned for a term not exceeding six months, or both. Each day that a violation of this chapter shall continue shall constitute a separate offense. The prosecution of any violation as a public offense pursuant to this section may be in addition to, or as an alternative to, any other remedy or course of action available to the unified government.

Section 106.5 is amended to read as follows:

Section 106.5 Abatement of violations. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
Section 107.1 is amended to read as follows:

Section 107.1 Notice. Whenever the public officer determines that there has been a violation of this code or has reasonable grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in sections 107.2 and 107.3 to the person responsible for the violations as specified in this code. Notices for unfit procedures shall also comply with section 8-451 of the Code of Ordinances for Kansas City, Kansas.

Section 107.1.1 is hereby added to read as follows:

Notice. Whenever the public officer determines that there has been a violation of this code or has reasonable grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violations as specified in this code. Notices for unfit procedures shall also comply with Section 8-451 of the Code of Ordinances for Kansas City, Kansas. Exception. Notice and opportunity to remedy a violation shall be considered given if a previous notice has been sent according to the notice provisions of sections 107.1 and 107.3 within the previous 24 months. Failure to provide such notice of violation shall not invalidate a citation or complaint.

Section 107.2 is amended to read as follows:

Section 107.2 Form. Such notice prescribed in section 107.1 shall be in accordance with all of the following:

(a) Be in writing.

(b) Include a description of the real estate sufficient for identification.

(c) Include a statement of the violation or violations and why the notice is being issued.

(d) Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.

(e) Inform the property owner of the right to appeal abatement proceedings.

(f) Include a statement of the right to file a lien in accordance with section 106.5 in abatement proceedings.

Section 107.3 is amended to read as follows:

Section 107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

(a) Delivered personally;

(b) Sent by certified or first-class mail addressed to the last known address; or

(c) In abatement proceedings, if the owner or agent of the owner of the property has failed to accept delivery or otherwise failed to effectuate receipt of a notice sent pursuant to this section during the preceding 24-month period, the public officer may provide notice of the issuance of any further orders to abate or remove a nuisance from such property in the manner provided in subsections (2) and (3). Except as specifically provided in this
subsection, the public officer may provide notice of the order to abate a nuisance by such methods including, but not limited to, door hangers, conspicuously posting notice of such order on the property, personal notification, telephone communication or first class mail. If the property is unoccupied and the owner is a nonresident, notice provided by this section shall be given by telephone communication or first class mail.

Section 108.1 is amended to read as follows:

Section 108.1 General. When a structure or equipment is found by the public officer to be unsafe or when a structure is found unfit for human use, occupancy or habitation or is found unlawful, such structure shall be deemed unfit pursuant to the provisions of this code.

Section 108.1.4 is amended to read as follows:

Section 108.1.4 Unlawful structure. An unlawful structure is one that is found in whole or in part to be occupied by more persons than permitted under this code or that was erected, altered, occupied or is being maintained in violation of the Code of Ordinances for Kansas City, Kansas, or any other applicable laws, statutes, rules or regulations.

Section 108.2 is amended to read as follows:

Section 108.2 Closing of vacant structures - permit required. If the structure is vacant and unfit for human habitation and occupancy and is not in danger of structural collapse, the public officer is authorized to post the structure as unfit for human use, habitation and/or occupancy and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the public officer may cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons, and the cost thereof shall be charge against the real estate upon which the structure is located, shall be a lien upon such real estate, and may be collected by any other legal recourse.

(a) For purposes of this section, "board," "boarding," or "boarded," shall mean to limit, restrict, or otherwise interfere with the means of ingress or egress, natural light or ventilation of a structure, as required by applicable code, by the placement of wood, metal or other material.

(b) It shall be unlawful to board any structure without first obtaining a permit from the public officer. The public officer may designate another to administer the provisions of this ordinance.

(c) To obtain a permit, the applicant must have the authority of the property owner, complete an application, and pay the required fee as established by the county administrator. The application shall be in the form approved by the public officer and shall include the applicant's detailed proposal to return the structure to habitability during the term of the permit. The structure must be boarded within 14 calendar days of issuance of permit. A permit shall be valid for a period of six months from the date of issuance. Subsequent permits may be issued for the structure upon a showing of good cause, as determined by the public officer. If no detailed proposal for rehabilitation is included with the permit application, an inspection of the property is a prerequisite to issuing a permit.

(d) Unless otherwise required or authorized by the public officer, a structure that is permitted to be boarded pursuant to this ordinance shall be as follows:
(1) All windows, doors, or any other openings on the first floor, or other openings easily accessible from grade level shall be boarded with a minimum of seven-sixteenths-inch plywood or sheathing, rated for continuous exposure to moisture, which shall be cut to fit openings.

(2) Salvaged materials are not permitted. All materials shall be a single piece and securely fastened.

(3) All materials shall be a natural color or painted with a coat of exterior paint similar to that of the structure.

(e) The provisions of this ordinance shall not apply to structures that are boarded by order of the public officer in the exercise of the police powers to protect the health, welfare and safety of the public, or pursuant to any applicable ordinance or statute.

Section 108.3 is amended to read as follows:

Section 108.3 Notice. Whenever a complaint is filed with the public officer by a resident of the municipality charging that any structure is unfit for human use, habitation or occupancy, or whenever the public officer, on the officer's own motion, has deemed a structure unfit under the provisions of this section, the public officer shall, if the preliminary investigation discloses a basis for such charges, cause to be served upon the owner, every mortgagee of record and all parties in interest in such structure, including persons in possession, a notice and placard in a conspicuous place on the structure. If the notice pertains to equipment, it may also be placed on the condemned equipment. The notice shall be served in accordance with the provision in section 8-451 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

Section 108.4 is hereby deleted.

Section 108.4.1 is amended to read as follows:

Section 108.4.1 Placard removal. The public officer shall remove the unfit placard or shall authorize removal of the unfit placard by the owner of the property whenever the defect or defects upon which the placarding action was based have been eliminated. Any person who defaces or removes an unfit placard without the approval of the public officer shall be subject to the penalties provided by this code.

Section 108.5 is amended to read as follows:

Section 108.5 Prohibited occupancy. Any occupied structure deemed unfit for human use or habitation and placarded by the public officer shall be vacated as ordered by the public officer. Any person who shall occupy an unfit placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment, shall be liable for the penalties provided by this code.

Section 109.1 is amended to read as follows:

Section 109.1 Imminent danger. When, in the opinion of the public officer or chief building inspector, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered
by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the public officer is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The public officer shall cause to be posted at each entrance to such structure a notice reading as follows: "Dangerous Structure." It shall be unlawful for any person to enter such structure except for the purposes of securing the structure, making the required repairs, removing the hazardous condition or demolishing the same.

Section 109.2 is amended to read as follows:

Section 109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the public officer, there is imminent danger due to an unsafe condition, the public officer shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe, whether or not the legal procedure herein described has been instituted, and shall cause such other action to be taken as the public officer deems necessary to meet such emergency.

Section 110.1 is amended to read as follows:

110.1 General. The public officer shall order the owner of any premises upon which is located any structure, which in the public officer's judgment is so old, dilapidated or has become so out of repairs as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure, or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option, or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

Section 110.2 is amended to read as follows:

Section 110.2 Notices and orders. All notices and orders shall comply with section 107 of this code and section 8-451 of the Code of Ordinances for Kansas City, Kansas.

Section 111.1 is amended to read as follows:

Section 111.1 Application for appeal. Any person directly affected by a decision of the public officer or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that written application for appeal is filed within 20 days after the day the decision, notice or order was served and an appeal fee is paid. The application for appeal shall be accompanied by a fee set by the county administrator. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Section 111.2 is amended to read as follows:

Section 111.2 Membership of board. Appointment to the board of appeals shall be in the manner provided for in section 2-381 et seq., of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.
Sections 111.2.1, 111.2.2, 111.2.3, 111.2.4, 111.2.5, 111.3, 111.4, 111.4.1, 111.5, 111.6, 111.6.1, 111.6.2 and 111.7 are hereby deleted.

Section 201.3 is amended to read as follows:

Section 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, Uniform Plumbing Code, International Mechanical Code, International Residential Code or the NFPA 70 National Electrical Code, such terms shall have the meanings ascribed to them as in those codes.

Section 201.5 is amended to read as follows:

Section 201.5 Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

Section 202 is amended to read as follows:

Section 202 General definitions. The definitions for "condemn," "housekeeping unit," "person," "rooming house," and "rooming unit" are hereby deleted, and any references to these terms in this code are hereby deleted. The term "rubbish" shall also mean trash.

The term "nuisance" is added to read as follows:

Nuisance means any of the following:

1. Any public nuisance known at common law or in equity jurisprudence. Nuisance conditions are defined as any attractive nuisance which may prove detrimental to children or others, whether in a building, on the premises of a building, or on an unoccupied lot. This includes, but is not limited to, any abandoned wells, shafts, basements, or excavations; abandoned refrigerators or other appliances, and motor vehicles; or any unsound fences or structures or portions there of, or any lumber, trash, debris, or vegetation which may prove a hazard for inquisitive minors.

2. Whatever is dangerous to human life or is detrimental to health, as determined by the health official.

3. Overcrowding a room with occupants.

4. Insufficient ventilation or illumination.

5. Inadequate or unsanitary sewage or plumbing facilities.

6. Uncleanliness, as determined by the health officer.

7. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

The term "person" is amended to read as follows:

"Person" means any individual, individuals, corporation, partnership, unincorporated association, other business organization, committee, board, trustee, receiver, agent or
other representative who has charge, care, control or responsibility for maintenance of any premises, regardless of status as owner, renter, tenant or lessee, whether or not in possession.

Section 302.4 is hereby deleted.

Section 302.5 is amended to read as follows:

Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Rodent harborages shall include the placement and/or storage of any furniture outside that is intended for interior use, or any other nuisance conditions. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

Section 302.71 is added to read as follows:

Storage containers. The use of storage pods and similar metal shipping containers used for the storage of materials, possessions, products, or other items, may be permitted, subject to one container per business or residence for no more than two non-consecutive months in any twelve month period. The one month periods that the storage containers are positioned or located on a property must be separated by a minimum of one month before the second month in a twelve month period may occur. Containers must be positioned or located on private property, not in the public right of way or easements, and must be positioned or located on a driveway or other improved surface. Storage containers shall not be positioned or located in the yard or in other landscaped surface areas.

Section 302.8 is amended to read as follows:

Motor vehicles. Except as provided for in other regulations, no inoperative motor vehicle(s) shall be parked, kept or stored on any premises, including any inoperative motor vehicle parked on a trailer of any type. The term "inoperative motor vehicle," shall mean any motor vehicle(s) not currently registered or tagged pursuant to the applicable state law, or which is incapable of moving under its own power or in a condition of being junked, wrecked, wholly or partially disabled and/or dismantled, except that said provision shall not include motor vehicle(s) stored inside a completely enclosed structure. Inoperative motor vehicles are hereby declared a public nuisance.

No motor vehicle(s) shall be parked, kept or stored on unimproved surfaces. Improvement shall be in compliance with the standards set forth in the zoning code, section 27-675 (Improvement and Maintenance) of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas. Motor vehicles parked, kept or stored in violation of this section are hereby declared a public nuisance.

The following vehicles and equipment shall not be kept, parked or stored or allowed to be kept, parked or stored, in a residential area: tow trucks, dump trucks, semi-tractors, semi-trailers, backhoes, skid loaders, high loaders, other types of heavy construction equipment, as well as trailers used to transport said equipment, and any truck which has a greater than 10,000 pounds gross vehicle weight registered, as shown by information indicating title registration. Vehicles and/or equipment kept, parked or stored in violation of this section are hereby declared a public nuisance.
Section 302.10 is added to read as follows:

Nuisance conditions. Nuisance conditions are defined as any attractive nuisance which may prove detrimental to children or others, whether in a building, on the premises of a building, or on an unoccupied lot. This includes, but is not limited to, any abandoned wells, shafts, basements, or excavations; abandoned refrigerators or other appliances, and motor vehicles; or any unsound fences or structures or portions thereof, or any lumber, trash, debris, or vegetation which may prove a hazard for inquisitive minors.

Section 302.11 is hereby added to read as follows:

Clotheslines. Clotheslines in front yards or those that are not in good working order are prohibited. The drying of laundry or routinely washed articles on front porch or stair railings or placing on fences, hedges or other supporting structures is prohibited because it substantially detracts from the overall appearance of adjacent properties and/or is detrimental to properties or property values.

Section 303.2 is amended to read as follows:

Section 303.2 Enclosures. Private swimming pools, hot tubs and spas, capable of containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 72 inches (1,828 mm) in height above the finished ground level measure on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1,372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Section 304.7 is amended to read as follows:

Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Additionally, roofing materials shall be of consistent type, style, and appearance. Variations in type, style, color or appearance of roofing materials shall be permitted only if part of a comprehensive and integrated design of the entire structure.

Section 304.14 is amended to read as follows:

Section 304.14 Insect screens. During the period from April 1 to November 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Section 304.19 is hereby added to read as follows:
Exterior surfaces. Exterior wall surfaces including windows, doors, trim and appurtenances normally associated with exterior wall spaces shall be free of holes, breaks, and loose or damaged construction materials and shall be maintained in a weather resistant and water tight condition. Screens, if installed, shall be intact and in frames which are not bent or are otherwise secure to the window unit. Cracks or holes in mortar between bricks or stone shall be sealed. All exterior wall surfaces shall be maintained and kept in repair using materials, texture and color the same or as compatible with undamaged wall surfaces or as may be acceptable to the designated public officer. All existing painted, exterior surfaces having areas of chipping, peeling, scaling or missing paint greater than 25 percent of the painted area shall be stripped and repainted or seal coated or re-sided or covered with compatible material acceptable to the designated public officer. Doors and windows shall be maintained in operable condition. Appurtenances such as awnings and shutters likewise shall be kept in workable condition if designed to roll, fold or otherwise be raised, lowered, opened or closed. Hinges shall be kept in operable condition in keeping with original tolerances set for such hardware.

Section 304.20 is hereby added to read as follows:

Appurtenances. Porches, landings, fire escapes, chimney runs, balconies, terraces, verandas, decks, patios, railings, exterior stairs and other such appurtenances normally associated with and attached to the exterior of a structure shall be maintained in a safe, functional condition and kept in good repair including paint maintenance equivalent to the exterior surface standard as set forth in section 304.19. Repair and replacement shall be accomplished with materials compatible to the undamaged portion of such exterior structure or they may be removed (if not integral to the basic structure) or covered with material acceptable to the designated public officer. Such exterior structures which may be exposed to public view shall be kept free of offensive materials including junk, debris, garbage, refuse, excessive accumulation of toys or toy parts, upholstered chairs or sofas not intended for outdoor use, and appliances not intended for outdoor use. Examples of materials which are permitted in such exposed areas include but are not limited to barbecue grills, patio furniture, porch swings and play materials designed for outdoor use such as swing sets and play houses.

Section 308.2 is amended to read as follows:

Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers. Approved containers shall be stored in an enclosed structure or in the least conspicuous location to the side or rear of, adjacent to, and in close proximity to the residence.

Section 308.3 is amended to read as follows:

Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage facility or approved garbage container. Approved containers shall be stored in an enclosed structure or in the least conspicuous location to the side or rear of, adjacent to, and in close proximity to the residence.

Section 308.3.1 is amended to read as follows:

Section 308.3.1 Garbage facilities. The owner or occupant of every dwelling shall be
required to maintain on the premises one of the following: an approved mechanical food waste grinder in each dwelling unit, an approved incinerator unit in the structure available to the occupants in each dwelling unit, or an approved leakproof, covered, outside garbage container.

Section 403.3 is hereby deleted.

Section 404.3 is amended to read as follows:

Section 404.3 Minimum ceiling heights.

Exceptions:

2. Basement rooms in one- and two-family dwellings occupied as habitable space, having a ceiling height of not less than six feet, six inches, except as otherwise permitted in this section. Kitchens, halls, bathrooms, and toilet compartments may have a ceiling height of not less than six feet, measured to the lowest projection from the ceiling. Where exposed ceiling members are spaced at less than 48 inches or more on center, ceiling height shall be measured to the bottom of the deck supported by these members provided that the bottom of the members is not less than six feet above the floor. If any room has a furred ceiling, the prescribed ceiling height is required in two-thirds of the area thereof, but in no case shall the height of the furred ceiling be less than six feet, six inches.

Section 404.5.1 is hereby added to read as follows: Area for sleeping purposes. Every bedroom occupied by one person shall contain at least 70 square feet (6.5 m²) of floor area for each occupant thereof.

Section 404.6 (2) is hereby amended to read as follows:

Section 404.6 Efficiency Unit (2). The unit shall be provided with a kitchen sink, having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

Section 502.5 is amended to read as follows:

Section 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the Uniform Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

Section 505.1 is amended to read as follows:

Section 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to a public water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the 2003 Uniform Plumbing Code.

Section 602.3 is amended to read as follows:

Section 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 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. 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.

2. In areas where the average monthly temperature is above 30 degrees Fahrenheit (-1 degrees Celsius), a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) shall be maintained.

Section 602.4 is amended to read as follows:

Section 602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65 degrees Fahrenheit (18 degrees Celsius) 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.

Section 605.2 is amended to read as follows:

Section 605.2 Receptacles. Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle. Any bathroom receptacle outlet shall have ground fault circuit interrupter protection.

ARTICLE "": ENERGY

Section 25. 2009 International Energy Code. That the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended by adding a new section to Chapter 8 adopting and amending the 2009 International Energy Code to read as follows:

Sec. 8-XXX. - Definitions.

Sec. 8-XXX. - Violations and penalty.

Any person who shall violate any of the provisions of this article shall, upon conviction, be punished by a fine of not less than $100.00 nor more than $2,500.00, by imprisonment for not more than six months, or by both. The office of chief counsel shall, at the request of the building official, render such legal assistance as may be necessary in carrying out the provisions of this
article.


(a) **Energy code adopted.** 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, the issuing, suspension, and revocation of permits, the collection of fees, the making of inspections, the execution of plan reviews, the enforcement of this chapter and the fixing of penalties for violations thereof, the 2009 International Energy Conservation Code, dated January 2009, as published by the International Code Council Inc., excepting only such parts or portions thereof as are specifically added or amended in this chapter. Further, if there exists or arises any conflict between the provisions of the publication and this Code, then the provisions of this Code are controlling.

(b) **Marked copies of code on file.** There shall be not less than three copies of the standard code adopted by reference in subsection (a) of this section kept on file in the office of the unified government clerk, to which shall be attached a copy of this division, and which shall be marked or stamped "Official Copies as Incorporated by Ordinance No. O-xx-xx," with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and said code shall be open to inspection and available to the public at all reasonable hours. The neighborhood resource center, code enforcement division, rental inspections division and building inspection division, municipal judges and all administrative departments of the unified government charged with the enforcement of this article shall be supplied, at the cost of the unified government, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.

Sec. 8-XXX. - Same—Amendments.

The 2009 International Energy Conservation Code, incorporated by reference in section 8-281(a), is amended in the following respects:

*Sections 101.1—109.3 of Chapter 1, Administration* are hereby deleted. See Administration provisions in section 8-25 of this chapter.

Section 28. This ordinance shall take effect and be in full force from April 1, 2012, after its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS _______ DAY OF OCTOBER 2011.

____________________
Joe Reardon, Mayor/CEO

Attest:
Unified Government Clerk

Approved As To Form:

Assistant Counselor