

CHAPTER IV. BUILDINGS AND CONSTRUCTION

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ARTICLE 1. FIRE LIMITS

4-101. FIRE LIMITS ESTABLISHED. The following shall be and are hereby declared to be the fire limits of the city for the purpose of any ordinances of the city relating to buildings and the prevention of fires to wit:

All of Blocks 18, 19, 24, 25, 27, 28, 38, 39 (except the South 60 feet of Block 39), and Lots 7, 8, 9, 10, 11 and 12, of Block 26 of the Original Town, now the City of Kinsley, all of Block 64 of the Arkansas Valley Town Company's addition to the town, and Lots 1, 2, 3, 4, 5, 6, and 7 of Block 55 of Emerson's addition to the town. (Ord. 1086)

ARTICLE 2. BUILDING CODE

4-201. DEFINITIONS. As used in this article, the words and phrases herein defined shall have the following meanings unless the context otherwise requires:

(a) Whenever the word municipality is used in the building code, it shall be held to mean the City of Kinsley, Kansas;

(b) Whenever the term corporation counsel is used in the building code, it shall be held to mean the city attorney of the City of Kinsley;

(c) Whenever the term building official is used in the building code, it shall be held to mean the city manager or his or her designee.

(d) Whenever the term builder or building contractor is used in the building code, it shall be held to mean any person, firm, copartnership, corporation, association, or any combination thereof, whether a resident or not of the city;

(1) Who or which undertakes with or for another, for a fixed sum, price, fee or any compensation other than wages to wreck or move any building or structure (or any portion hereof), or any sidewalk, driveway entrance or structure in any street, or any advertising sign, panel poster or billboard, or any other structure, in the city, for which a building or construction permit may now or hereafter be required by the laws of the city;

(2) Who or which advertises or represents himself, herself, or itself to the public to have the capacity or ability to undertake, or submit a bid or offer to build, construct, alter, repair, add to or wreck, remove, restore or replace any building, structure or construction work or any portion thereof;

(3) Who or which builds, constructs, alters, adds to or wrecks any buildings or structures either on his or her own or other property for purposes of sale or speculation.

(e) Whenever the term builder or building contractor is used in the building code, it shall not be held to mean:

(1) Any subcontractor working under the supervision of a general contractor;

(2) Any plumber, gas fitters, electricians, or other specialized occupation for which special licenses or bonds are required by other city laws;

(3) Any owner or his or her authorized agents or employees making ordinary repairs to his, her or its own building or structure not involving the structural parts of the building for which a permit is not required or on which a contractor, as defined, is not required, employed or engaged to perform;

(4) Any property owner or his or her permanent employee personally performing any improvements, alterations, or building construction within or upon his or her own residential or business property and intended for his or her own personal or business use and permanent occupancy; provided, the owner shall satisfy the building official as to his or her ability to perform such work secure a permit, pay required fees, do work in accordance with this article, and apply for an inspection and receive approval. Personal building construction by an owner or his or her employee under this section shall be by himself, herself, for himself or herself on his or her own business or residential property intended which is permanently occupied by the owner.

(5) Any person engaged in construction work not involving a total cost of \$1500 or more.

(f) Whenever the phrase permanent employee is used in this article, it shall be held to mean an individual who is regularly and continuously employed by another for wages. To verify the regular employment of the individual for wages,

the employer shall be required to demonstrate payment of wages and the payment of the necessary payroll and income taxes thereon.
(Ord. 1086; Code 2012)

4-202. INTERNATIONAL BUILDING CODE INCORPORATED. There is hereby adopted and incorporated by reference, for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, the International Building Code, 2006 Edition, as recommended by the International Conference of Building Officials, such code being made as a part of the ordinances and code of the city as if the same had been set out in full herein, all as authorized and in the manner prescribed by K.S.A. 12-3009 through 12-3012 including any amendments thereto. One copy of the International Building Code, 2006 Edition, shall be marked or stamped "Official Copy as Incorporated by the Code of the City of Kinsley," and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours of business.

Any person violating any provision of such code shall be punished as provided in section 1-116 of this code. (Code 2012)

4-203. ADDITIONAL PROVISIONS. The following sections of this article are in addition to the provisions of the standard code incorporated by reference in section 4-202. (Ord. 1086)

4-204. BUILDING OFFICIAL; POWERS; DUTIES. (a) This and other articles of the city relating generally to building and structures shall be administered and enforced by the city manager. The city manager shall act as chief building official and may assume the responsibilities of or may appoint a building inspector and such other assistants as may be advisable for the issuance of building permits and the inspection of building work.

(b) The building official shall prepare such application, permit, inspection and record forms as may be required for the purposes of the article. The building official may make and promulgate the necessary rules and regulations to obtain conformity with this article pertaining to the making of applications for building permits, issuing of building permits and inspecting of buildings and building works.
(Ord. 1086)

4-205. BUILDING INSPECTOR; APPOINTMENT. The city manager may assume the responsibilities of or appoint some qualified officer or employee of the city to be and perform the duties of building inspector as may be required. (Ord. 1086)

4-206. SAME; DUTIES. The building inspector shall have the following duties:

(a) To enforce all regulations relating to construction, alteration, repair, removal and demolition of building and structures;

(b) May permit, with the approval of the governing body, on the basis of duly authenticated reports from recognized sources, the use of new materials or modes of construction, not provided for in this article, and may, for the purpose of carrying out the intent of this article adopt an accepted standard of material or workmanlike practices of federal or state bureaus, national, technical organizations or fire underwriters;

(c) To examine all buildings in the process of erection, construction, alteration or relocation in the city for the purpose of determining whether the work is in compliance with the permit given and in compliance with the regulations of the city pertaining to such work, including zoning regulations; and;

(d) To keep comprehensive records of applications, of permits or certificates issued, of inspections made, of reports rendered, and of notices or orders issued. All such records shall be open to public inspection during stated office hours, but shall not be removed from the office of the building official without his or her written consent.
(Ord. 1086)

4-207. SAME; POWERS. The building inspector shall have the following powers:
(a) To enter any building or structure or premises at any reasonable hour, whether complete or in the process of erection, to perform the duties contained in this chapter;
(b) To adopt and enforce all such prudent emergency measures as he or she may deem necessary and expedient for the public safety under the laws of the city;
(c) May cause any work done in violation of this chapter to be discontinued until he or she shall have satisfactory evidence that the work will be done in accordance with the building regulations of the city, subject to the right of any builder or owner to appeal to the governing body.
(Ord. 1086)

4-208. SAME; RIGHT OF ENTRY. The building inspector, or his or her agent, upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour to perform his or her duties as set out in this chapter. (Ord. 1086)

4-209. CLARIFICATION; MODIFICATION. (a) The governing body shall be the final determiner of the scope and meaning of all provisions of the building code which may be unclear, ambiguous, or requiring interpretation.
(b) The building inspector shall have power to modify any of the provisions of the building code upon application in writing by the owner or lessee or his or her authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code. In approving modifications, the building inspector shall see that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of a modification when granted or allowed and the decision of the inspector thereon shall be entered upon the records of the building inspector and a signed copy shall be furnished to the applicant.
(Ord. 1086)

4-210. BUILDING PERMIT REQUIRED; CONTRACTOR'S LICENSE REQUIRED; EXCEPTIONS; APPLICATION; APPROVAL. (a) It shall be unlawful for any person to hereafter erect or cause to be erected within the city any building or structure of any kind or enlarge or add to the outside dimension thereof, or relocate any building or structure already erected or which may hereafter be erected or remodel any building or structure within the city without a building permit being first obtained therefor from the building inspector, after approval of the chief building official or his or her duly authorized assistant. The application for such shall be made and the permit obtained before work is commenced upon any building or structure or the foundation thereof, or before the removal of any building begins.
(b) Furthermore, it shall be unlawful for any person to hereafter remodel, modify, or otherwise alter in any way any building or structure of any kind, the cost of such remodeling, modification, or alteration which is greater than \$1500.00 without first obtaining a contractor's license. In those instances where the costs of such remodeling, modification, or alteration is equal to or less than \$1500.00, the

requirements set forth in Paragraph (c) below shall apply.

(c) A contractor's license shall not be required for repair or remodeling work for which the total estimated cost, including materials and labor, is \$1500.00 or less. In the event that the cost of such remodeling, modification, or alteration is equal to or less than \$1500.00, the person(s) to remodel, modify, or alter shall, prior to the commencement of the said remodeling, modification, or alteration, register with the City of Kinsley, Kansas at 721 Marsh Avenue, Kinsley, Kansas by completing a Contractor's License Exemption Registration Form. SAID EXEMPTION SHALL NOT, HOWEVER, BE GRANTED TO THE ERECTION OR ENLARGEMENT OF BUILDINGS OR STRUCTURES.

(d) Building or construction permits shall be required only in the following circumstances:

- (1) Any situation in which additional square footage is being created.
 - (2) Any situation in which a fence is being installed.
 - (3) Any remodeling, reconstruction, modification, etc., the cost of which is 50 percent or more of the total value of the structure being modified.
 - (4) Any connection of private sewer line to the city's main sewer line.
 - (5) Any connection of a private gas line to the main gas line.
- (Ord. 1124, Sec. 1; Code 2012)

4-211. SAME; APPLICATION INFORMATION REQUIRED. (a) A building permit shall be issued upon an application in writing to the office of city clerk on a form or forms provided for the purpose. This application shall, among other things, disclose the following:

- (1) The name of the owner of the lot or tract of ground;
- (2) The location of the building or structure;
- (3) The building work proposed;
- (4) The outside dimensions of the building by floors and dimensions of the basement (if any);
- (5) The class of occupancy;
- (6) The class of construction;
- (7) The kind of materials to be used for walls, floors, ceilings, roofs, and foundations;
- (8) The estimated cost of the work;
- (9) The date work will commence;
- (10) Expected date of completion;
- (11) Name, address and phone number of contractor or contractors doing the work;
- (12) Such other information as may be pertinent to the issuance of the required permit.

(b) An application for a building permit shall be signed by the owner or his or her duly authorized agent, or a building contractor licensed by the city. If the application is made by the owner or his or her agent, it shall contain the name or names of the licensed contractor or contractors doing the work described, or a building permit may be issued to the owner upon his or her application disclosing satisfactory evidence that the proposed work will be performed by the owner, himself or herself and not by a licensed contractor, and likewise subject to the final approval of the building inspector for work performed.

(c) The official or inspector shall inspect the proposed layout for conformity with this article and with respect to lot lines, setbacks and location of the proposed buildings to determine conformity with the city zoning regulations. In case of doubt respecting the required location, the chief building official may require an official

survey of the lot lines to determine conformity, at the expense of the permit holder.

(d) Upon approval of the completed application and a determination that a permit should be issued, the chief building official or his or her assistant shall issue a permit to the owner or contractor authorizing the building work covered by the application.

(e) Any permit issued under this section shall be valid and subsisting for a period of not more than six months from the date of issuance unless the permittee shall have commenced, within the period so limited, the building work authorized by such permit. In the event that the work has been commenced, but not completed within six months, the permittee shall have one year from the date on which the permit was issued to complete the work. After the expiration of one year, it shall be unlawful to continue such work without such permit being renewed. There shall be no charge for the renewal of any such permit. Building work commenced for the purpose of this section shall mean the beginning of building work other than the preparation of plans or the staking out of the building location or the letting of a building contract.

(Ord. 1086)

4-212. SAME; PLANS AND SPECIFICATIONS. Whenever an application for a building permit is made, the chief building official may, if he or she finds it necessary to determine whether building work described in the application will comply with the laws pertaining to such work, require that the applicant file a written description or drawing of the proposed building as may be prepared for the purpose. If such drawing or description is insufficient for the purposes of determining whether a permit should be issued, the building official may require the applicant to file complete architectural and engineering plans and specifications for such building, or any part thereof, as may be necessary for the inspector to determine compliance with this article. The filing of such plans and specifications and the approval thereof in connection with an application for a permit shall not in any way affect the authority of the city to deny or issue a permit, or to inspect any building work for conformity with this article. (Ord. 1086)

4-213. SAME; FEES. The fee for a building permit shall be as follows:

- (a) Fence Construction (new) - \$5.00;
- (b) Fence Replacement - No Charge;
- (c) Sidewalk Construction (new) - \$5.00;
- (d) Sidewalk Replacement - No Charge;
- (e) Driveway Construction (new) - \$5.00;
- (f) Driveway Replacement - No Charge;
- (g) Curb Cuts - \$5.00;
- (h) Sewer Taps - \$5.00;
- (i) Demolition - \$10.00;
- (j) Relocation - \$10.00;
- (k) New Construction, Additions, or Remodeling:
Residential: \$0.02 per square foot of new construction or \$0.05 per each

\$100.00 of the value of remodeling work.

Example: 1,250 sq.ft. of new construction would require a permit fee of \$25.00 (1,250 sq.ft. times \$0.02 = \$25.00); \$50,000 of remodeling work would also require a permit fee of \$25.00 (\$50,000/100 = 500; 500 times \$0.05 = \$25.00).

Commercial: \$0.04 per square foot of new construction or \$0.10 per each

\$100.00 of the value of remodeling work.

Example: 1,250 sq.ft. of new construction would require a permit fee of \$50.00 (1,250 sq.ft. times \$0.04 = \$50); \$50,000 of remodeling work would also require a permit fee of \$50.00 (\$50,000/100 = 500; 500 times \$0.10 = \$50.00).

The maximum permit fee for work covered under subparagraph (k) shall be \$50.00; the minimum permit fee shall be \$10.00.

(l) For the construction in the city's Enterprise Zone of new or expanded commercial or industrial facilities, the permit fee may be waived.

(m) When electrical, gas, or plumbing work is to be involved in the conduct of new residential or commercial construction, no additional fee shall be charged for the permitting of the electrical, gas, or plumbing work.

(n) For work which is commenced before the issuance of a building permit, the fee shall \$100.00. Any person obligated to pay the \$100.00 fine may request a hearing before the city commission at the next regularly scheduled meeting, following the payment of said fee. As said time, the commission, in its sole discretion, may review said fee.

(o) For the renewal of an expired permit, there shall be no charge provided that the plans for such work have not been materially or substantively altered.
(Ord. 1207; Code 2012)

4-214. SAME; POSTING. A copy of the building permit shall be kept on the premises for public inspection during the performance of the work and until the completion of the same. The building inspector may require a certified copy of the approved plans to be kept on the premises at all times from the commencement of the work to the completion thereof.
(Ord. 1086)

4-215. CERTIFICATE OF APPROVAL. Upon the completion of any work under a building permit, the chief building official, the building inspector or his or her designee is authorized to issue a certificate of approval for the occupancy and use of the building or structure. The certificate shall show the number of inspections made and the orders and corrections required during the course of the work. A copy of such certificate shall be given the owner. (Ord. 1086)

4-216. INSPECTIONS OF BUILDING; LAYOUT OF BUILDING; FOUNDATIONS AND FOOTINGS; NOTICE TO INSPECTOR. (a) The contractor or builder having a permit for new construction, or additions to existing buildings, shall notify the building inspector immediately upon the marking or laying out of the site and foundation for such work. The official or inspector shall inspect the layout for conformity with this article and with respect to lot lines, setbacks and location of the proposed buildings to determine conformity with the city zoning regulations.

(b) Upon completion of the excavation for the building foundation and footings and the construction of the necessary forms thereof and before the foundation and footings are poured or laid, the official or inspector shall be notified as in the first case, and it shall be his or her duty to inspect all such work for conformity with laws respecting location of the building foundations and footings.

(c) The building inspector shall during the course of all building make such other inspections as may be directed by the chief building official to be made during any successive stage of the construction or other work covered by a permit in order to secure compliance with laws pertaining thereto.
(Ord. 1086)

4-217. REQUEST FOR INSPECTION. Upon issuance of a building permit, the building inspector shall notify the applicant of any and all inspections required. It shall be the duty of the applicant to notify the building inspector when the work is ready for inspection and to make the premises available for inspection at a reasonable time which the building inspector shall designate. (Ord. 1086)

4-218. REINSPECTION FEE. When it becomes necessary to conduct a reinspection because of faulty or improper work or because of work which was not done in accordance with the applicable codes, a reinspection fee of \$10 shall be charged to the holder of the building permit. (Ord. 1086)

4-219. BUILDER'S OR BUILDING CONTRACTOR'S LICENSE REQUIRED; BUILDING PERMITS; UNLAWFUL ACTS. (a) Each builder or building contractor shall before entering upon any building or construction work subject to regulation by city laws, apply to the city clerk for a builder's or building contractor's license and receive the same as hereinafter provided and have in his or her possession a valid license authorizing him, her or it to engage in the trade or occupation of a builder or building contractor in the city.

(b) No permit for any building or construction work shall be issued for any such work to be performed by a builder or building contractor, as defined, who has not first obtained a license upon making a proper application and payment of the license fee as required.

(c) It shall be unlawful for any person, firm, company, association or corporation to enter into a contract or agreement with another so as to bring himself, herself, or itself under the definition of builder or building contractor herein, or to perform any work as a builder or building contractor or any work under a contract for any work involving the construction, wrecking or moving of any building, without first having obtained a builder's or building contractor's license issued by the city.

(Ord. 1086)

4-220. SAME; APPLICATION; GRANTING. Application for a builder's or building contractor's license shall be made upon a form to be supplied by the city which shall disclose the name of the applicant, his or her place of business in the city (and home office if a nonresident), the kind of contracting work engaged in (as general contracting, roofing, siding, masonry, plastering, lathing, excavating, waterproofing, metal work, foundation work, sign hanging, cement work and painting and paper hanging, house wrecking or moving and the like). The application shall be signed by the builder or building contractor or his or her authorized agent. Such license shall be issued by the city clerk, upon completion of the application and submission of the necessary certificates of insurance and surety bond as hereinafter provided.

(Ord. 1086)

4-221. SAME; LICENSE FEES; CONDITIONS; RENEWAL; UNLAWFUL ACTS.

(a) The license fee for a general builder or building contractor shall be \$25.00 and shall be due and payable on January 1 of each year for the ensuing calendar year.

(b) Each such license shall set forth the kind of contract work the licensee may engage. The licensee shall display his or her license at any place where he or she may be engaged in contract work or produce the same on demand of any city officer. All licenses shall be renewable annually.

(c) It shall be unlawful for any person, firm or corporation to contract for any

kind of work covered by this article without having a valid license issued by the city to perform such contracts.
(Ord. 1086; Code 2012)

4-222. INSURANCE. Before any license shall be issued to any builder or building contractor required by this article to obtain a license and pay a fee to the city, the builder or building contractor must procure and maintain a commercial general liability insurance policy, to include products and completed operations liability, with limits \$300,000 per occurrence and \$600,000 in the aggregate. Such policies of insurance shall be issued by some insurance company authorized to do business in the State of Kansas. A builder or building contractor may qualify as to the insurance requirements by filing a certificate with the city clerk executed by the resident agent of such company stating that the required policy of insurance has been issued by such company for the purpose required by this article and that such insurer will not cancel the policy except upon giving 30 days notice in writing to the city. (Ord. 1086; Ord. 1091)

4-223. LICENSE SUSPENSION; REVOCATION; APPEAL; UNLAWFUL ACTS.

(a) The license of any builder or building contractor may be suspended temporarily, for a period of not to exceed 30 days at any one time, by the chief building official upon his or her own motion or upon a complaint of the city building inspector. Notice shall be given in writing to such builder or building contractor giving reasonable notice of a time of hearing of the complaint or the matter alleged against such builder or building contractor involving any one or more of the following:

- (1) Misrepresentation of a material fact by applicant in obtaining a license;
- (2) Use of license to obtain a building permit for another;
- (3) Failure or neglect to observe conditions of permit authorizing encumbering of streets or sidewalks for safety of public;
- (4) Performance of any building or construction work without a permit where one is required by law; or
- (5) Wilful disregard of any violation of the building and construction laws, or failure to comply with any lawful order of the city building inspector.

(b) Any licensee may within 15 days appeal in writing to the governing body from any order of the chief building official suspending his or her license for its final decision thereon. The governing body may upon such hearing terminate such suspension within not more than 30 days thereafter, or may revoke such license. If any license shall be revoked, the builder or building contractor shall not be eligible for a new license during a period of six months thereafter. No fee shall be refunded in event of the suspension or revocation of any contractor's license.

(c) It shall be unlawful to engage in the occupation or trade of builder or building contractor during the time any license of such builder or building contractor has been suspended or revoked.
(Ord. 1086)

4-224. WORK BY PROPERTY OWNERS. Nothing herein contained shall prohibit any property owner or his or her permanent employee from personally performing any building or construction work within and upon his or her own residential or business property and intended for his or her own personal or business use and permanent occupancy; provided, the owner shall satisfy the building inspector as to his or her ability to perform such work, secure a permit, pay required fees, do work in accordance with this article, and apply for an inspection and receive a certificate of approval. Personal building or construction performed by an owner

under this section shall be by himself, herself, for himself or herself on his or her own residence, without compensation and no person shall be employed to assist him or her in any way on such work except a builder or building contractor licensed by the city. (Ord. 1086)

4-225. LIABILITY. This article shall not be construed to relieve from any liability or lessen the liability of any person performing any activity connected herewith, nor shall the city be held as assuming any liability by reason of any inspection authorized herein, by reason of any certificate of inspection issued by it or by reason of any permit or license granted herein. (Ord. 1086)

4-226. SEVERABILITY. If any section of the Standard Building Code or of this article shall be held unconstitutional or otherwise invalid by any court of competent jurisdiction, then such section shall be considered separate and apart from the remaining sections, the section to be completely severable from the remaining provisions which shall continue in full force and effect. (Ord. 1086)

ARTICLE 3. ELECTRICAL CODE

4-301. DEFINITIONS. For the purpose of this article, the words and phrases used herein shall have the meanings ascribed to them in this section, unless the context clearly indicates to the contrary.

(a) Approved - shall mean approved by the chief building official, the electrical inspector or his or her designee.

(b) Authorized person - shall mean any individual, firm or corporation who or which is licensed under the provisions of this article to do the work as permitted under the specified provisions of this article.

(c) City - shall mean the territory within the corporate limits of this city.

(d) Conductor - shall mean a wire or cable or other form of metal suitable for carrying the electric current or potential.

(e) Electrical construction or installation - shall mean and include all work and materials used in installing, maintaining or extending a system of electrical wiring and all appurtenances, apparatus or equipment used in connection therewith, inside or attached to any building, structure, lot or premises, except industrial plants where fulltime maintenance is provided and other agencies providing inspections of installations and facilities.

(f) Electrical construction - shall not be held to mean or include any of the following:

(1) The replacement of lamps, fuses, bulbs or the connection of portable electrical equipment to suitable permanently installed receptacles and replacement of receptacles and switches, lighting fixtures and apparatus where no changes or alterations are made to the wiring;

(2) Any work involved in the manufacturing, repair or testing of any electrical equipment or apparatus, but not including any permanent wiring; or

(3) Any work in industrial establishments where inspections come under the scope of other inspection agencies;

(4) Any electrical work pertaining to the installation of a gas furnace.

(g) An electrician or electrical contractor shall be held to mean any person, firm, copartnership, corporation, association, or any combination thereof, whether a resident or not of the city:

(1) Who or which undertakes with or for another, for a fixed sum, price, fee or any other compensation to install, construct, alter, repair, add to, or move any electrical installation or performs any electrical construction work in the city, for which an electrical construction permit may now or hereafter be required by the laws of the city;

(2) Who or which advertises or represents himself, herself, or itself to the public to have the capacity or ability to undertake, or submit a bid or offer to install, construct, alter, repair, add to, remove, restore or replace any electrical installation or perform any electrical construction work; or

(3) Who or which installs, constructs, alters, adds to or removes any electrical installation or performs any electrical construction work either on his or her own or other property for purposes of sale or speculation.

(h) An electrician or electrical contractor as defined shall not mean or include:

(1) Any owner or his or her authorized agents or employees making ordinary repairs to his, her or its own building or structure not involving electrical construction and for which a permit is not required or on which an electrician or electrical contractor, as defined, as not required, employed or engaged to perform;

or

(2) Any property owner or his or her permanent employee personally performing any improvements, alterations or electrical construction within or upon his or her own residential or business property and intended for his or her own personal or business use and permanent occupancy; provided, the owner shall satisfy the electrical inspector as to his or her ability to perform such work, secure a permit, pay required fees, do work in accordance with this article, and apply for an inspection and receive approval.

(i) Equipment - shall mean conductors, materials, fittings, devices, appliances, fixtures, apparatus, motors and the like, used as a part of or in connection with an electrical installation.

(j) Inspector - shall mean the chief building official or any individual who has been appointed by the city as electrical inspector.

(k) Person - shall mean a natural person, his or her heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors, assigns, or the agent of any of the aforesaid.

(l) Special permission - shall mean the written consent of the chief building official or the electrical inspector.

(m) Special ruling - shall mean a written ruling filed in the office of the chief building official or the electrical inspector.

(n) Whenever the phrase permanent employee is used in this article, it shall be held to mean an individual who is regularly and continuously employed by another for wages. To verify the regular employment of the individual for wages, the employer shall be required to demonstrate payment of wages and the payment of the necessary payroll and income taxes thereon.

(Ord. 1086)

4-302. ADOPTION OF ELECTRICAL CODE BY REFERENCE. The standard code known as the National Electrical Code of 2012, a publication of the National Fire Protection Association, the same being a standard code for the installation of electrical wiring and apparatus and available in book and pamphlet form is hereby incorporated by reference herein and made a part of this article as authorized and in the manner prescribed by K.S.A. 12-3009:3012. One copy shall be marked or stamped "Official Copy as Incorporated by the Code of the City of Kinsley," and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours of business.

Any person violating any provision of such code shall be punished as provided in section 1-116 of this code. (Code 2012)

4-303. ADDITIONAL PROVISIONS. The following sections of this article are in addition to the provisions of the standard code incorporated by reference in section 4-302. (Ord. 1086)

4-304. BUILDING OFFICIAL; AUTHORITY. The city manager or his or her authorized designee shall be responsible for the administration and enforcement of this article and appointment of an electrical inspector in accordance with section 4-204 of this chapter, which shall apply in a like manner to this article. (Ord. 1086)

4-305. ELECTRICAL INSPECTOR; APPOINTMENT. The city manager may assume the responsibilities of or appoint some qualified officer or employee of the city to be and perform the duties of electrical inspector as may be required. (Ord. 1086)

- 4-306. SAME; DUTIES. The electrical inspector shall have the following duties:
- (a) To enforce all regulations relating to electrical construction, alteration, repair or removal;
 - (b) May permit, with the approval of the governing body, on the basis of duly authenticated reports from recognized sources, the use of new materials or modes of electrical construction, not provided for in this article, and may, for the purpose of carrying out the intent of this article adopt an accepted standard of material or workmanlike practices of federal or state bureaus, national, technical organizations or fire underwriters;
 - (c) To examine all buildings requiring electrical construction, alteration or relocation in the city for the purpose of determining whether the work is in compliance with the permit given and in compliance with the regulations of the city pertaining to such work, including zoning regulations; and
 - (d) To keep comprehensive records of applications, of permits or certificates issued, of inspections made, of reports rendered, and of notices or orders issued. All such reports shall be open to public inspection during stated office hours, but shall not be removed from the office of the building official or electrical inspector without his or her written consent.
- (Ord. 1086)
- 4-307. SAME; POWERS. The electrical inspector shall have the following powers:
- (a) To enter any building or structure or premises at any reasonable hour, whether complete or in the process of erection, to perform the duties contained in this chapter;
 - (b) To adopt and enforce all such prudent emergency measures as he or she may deem necessary and expedient for the public safety under the laws of the city;
 - (c) May cause any work done in violation of this chapter to be discontinued until he or she shall have satisfactory evidence that the work will be done in accordance with the electrical regulations of the city, subject to the right of any installer or owner to appeal to the governing body.
- (Ord. 1086)
- 4-308. SAME; RIGHT OF ENTRY. The electrical inspector, or his or her agent, upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour to perform his or her duties as set out in this chapter. (Ord. 1086)
- 4-309. CLARIFICATION; MODIFICATION. (a) The governing body shall be the final determiner of the scope and meaning of all provisions of the electrical code which may be unclear, ambiguous, or requiring interpretation.
- (b) The electrical inspector shall have power to modify any of the provisions of the electrical code upon application in writing by the owner or lessee or his or her authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code. In approving modifications, the electrical inspector shall see that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of a modification when granted or allowed and the decision of the inspector thereon shall be entered upon the records of the electrical inspector and a signed copy shall be furnished to the applicant.
- (Ord. 1086)
- 4-310. ELECTRICAL PERMIT REQUIRED; APPLICATION; APPROVAL. (a) Except

as provided in subsection (b), it shall be unlawful for any person to engage in any electrical construction as defined in section 4-301 within the city without an electrical permit being first obtained therefor from the city clerk, after approval by the chief building official or his or her duly authorized assistant. The application for such permit shall be made and the permit obtained before any electrical construction work is commenced.

(b) No electrical permit shall be required for any of the following:

(1) The replacement of lamps, fuses, bulbs or the connection of portable electrical equipment to suitable permanently installed receptacles and replacement of receptacles and switches, lighting fixtures and apparatus where no changes or alterations are made to the wiring;

(2) Any work involved in the manufacturing, repair or testing of any electrical equipment or apparatus, but not including any permanent wiring;

(3) Any work in industrial establishments where the issuance of electrical permits come under the scope of other agencies;

(4) Any work involving repair of existing equipment or facilities;

(5) Any work involving the replacement of existing equipment/facilities or the installation of new equipment/facilities the total of which including labor is \$100 or less.

(Ord. 1086)

4-311. SAME; APPLICATION INFORMATION REQUIRED. (a) An electrical permit shall be issued upon an application in writing to the office of city clerk on a form or forms provided for the purpose. This application shall, among other things, disclose the following:

(1) The name of the owner of the lot or tract of ground;

(2) The location of the building or structure;

(3) The electrical construction work proposed;

(4) The class of occupancy;

(5) The class of electrical construction;

(6) The kind of materials to be used;

(7) The estimated cost of the work;

(8) The date work will commence;

(9) Expected date of completion;

(10) Name, address and phone number of electrical contractor or contractors doing the work;

(11) Such other information as may be pertinent to the issuance of the required permit.

(b) An application for an electrical permit shall be signed by the owner or his or her duly authorized agent, or an electrician or electrical contractor or contractors doing the work described, or an electrical permit may be issued to the owner upon his or her application disclosing satisfactory evidence that the proposed work will be performed by the owner, himself or herself and not by a licensed electrical contractor, and likewise subject to the final approval of the electrical inspector for work performed.

(c) Upon approval of the completed application and a determination that a permit should be issued, the chief building official or his or her assistant shall issue a permit to the owner, electrician or electrical contractor authorizing the electrical construction work covered by the application.

(d) Any permit issued under this section shall be valid and subsisting for a period of not more than six months from the date of issuance unless the permittee shall have commenced, within the period so limited, the electrical construction work authorized by such permit. In the event that the work has been commenced,

but not completed within six months, the permittee shall have one year from the date on which the permit was issued to complete the work. After the expiration of one year, it shall be unlawful to continue such work without such permit being renewed. There shall be no charge for the renewal of any such permit. Electrical construction work commenced, for the purpose of this section, shall mean the beginning of electrical construction work other than the preparation of plans or the letting of an electrical contract.
(Ord. 1086)

4-312. SAME; PLANS AND SPECIFICATIONS. Whenever an application for a electrical permit is made, the chief building official or the electrical inspector may, if he or she finds it necessary to determine whether electrical construction work described in the application will comply with the laws pertaining to such work, require that the applicant file a written description or drawing of the proposed electrical construction as may be prepared for the purpose. If such drawing or description is insufficient for the purposes of determining whether a permit should be issued, the building official may require the applicant to file complete electrical and engineering plans and specifications for such electrical construction, or any part thereof, as may be necessary for the inspector to determine compliance with this article. The filing of such plans and specifications and the approval thereof in connection with an application for a permit shall not in any way affect the authority of the city to deny or issue a permit, or to inspect any electrical construction work for conformity with this article. (Ord. 1086)

4-313. SAME; FEES. (a) The fee for an electrical permit shall be \$5. The fee herein shall be paid to the city clerk upon obtaining an electrical permit and the same shall be credited to the general operating fund of the city.

(b) For the construction in the city's Enterprise Zone of new or expanded commercial or industrial facilities, the permit fee shall be waived.

(c) For work which is commenced prior to the issuance of an electrical permit, the fee shall be double that which would have been assessed if such had not been the case.

(Ord. 1086)

4-314. SAME; POSTING. A copy of the electrical permit shall be kept on the premises for public inspection during the performance of the work and until the completion of the same. The electrical inspector may require a certified copy of the approved plans to be kept on the premises at all times from the commencement of the work to the completion thereof. (Ord. 1086)

4-315. REINSPECTION FEE. When it becomes necessary to conduct a reinspection because of faulty or improper work or because of work which was not done in accordance with the applicable codes, a reinspection fee of \$10.00 shall be charged to the holder of the electrical permit. (Ord. 1086)

4-316. INSPECTION; CONCEALMENT OF PRIOR WORK. (a) When any electric equipment is to be hidden from view by the permanent placement of parts of the building, the person, firm or corporation installing the equipment shall notify the building inspector and such equipment shall not be concealed until it has been inspected, approved or authorized by the electrical inspector or until 24 hours, exclusive of Saturdays, Sundays and holidays, shall have elapsed from the time of such notification. On large installations, where the concealment of equipment proceeds continuously, the person, firm or corporation installing the electrical equipment shall give the electrical inspector due notice and inspections shall be made

periodically during the progress of the work.

(b) The electrical inspector shall have the authority to require building contractors to open such work which, in any manner, conceals electrical wiring that has been closed without his or her knowledge or permission, and in no case shall the inspector issue a certificate of approval until satisfied that the work is in accordance with the provisions of this article. The inspector shall also have the right to refuse to issue a certificate of approval on any wiring, that is concealed in such manner that it cannot be fully determined that it has been done in accordance with this article.

(Ord. 1086)

4-317. REQUEST FOR INSPECTION. Upon issuance of an electrical permit, the electrical inspector shall notify the applicant of any and all inspections required. It shall be the duty of the applicant to notify the building inspector when the work is ready for inspection and to make the premises available for inspection at a reasonable time which the electrical inspector shall designate. (Ord. 1086)

4-318. CERTIFICATE OF APPROVAL. (a) When the electrical inspector finds an electrical construction or installation to be in conformity with the provisions of this article, he or she shall issue to the person, firm, or corporation performing the electrical construction work or making the installation, a certificate of approval, with duplicate copy for delivery to the owner, authorizing the use of the installation and connection to the supply of electricity.

(b) When a certificate of approval is issued authorizing the connection and use of a temporary installation, the certificate shall expire at a time to be stated therein and shall be revocable for cause by the electrical inspector.

(c) In no case shall certificates of approval be issued on electrical construction, installations or parts of installations where the work installed does not conform to the requirements of this article.

(d) If, upon inspection, the installation is not found to be fully in conformity with the provisions of this article, the electrical inspector shall immediately notify the person, firm, or corporation performing the electrical construction work or making the installation of the existing defects.

(e) No certificate of approval shall be issued unless the electric conductor or equipment has been installed in strict conformity with the provisions of this article and unless the electrical construction or installation is made in compliance with nationally approved methods of construction for safety to life and property as herein set forth.

(f) The electrical inspector shall be deemed the judge of whether the installation of electric conductors and equipment has been made in accordance with the requirements of this article.

(g) No certificate of approval shall be required for any of the following:

(1) The replacement of lamps, fuses, bulbs or the connection of portable electrical equipment to suitable permanently installed receptacles and replacement of receptacles and switches, lighting fixtures and apparatus where no changes or alterations are made to the wiring;

(2) Any work involved in the manufacturing, repair or testing of any electrical equipment or apparatus, but not including any permanent wiring; or

(3) Any work in industrial establishments where inspections come under the scope of other inspection agencies.

(Ord. 1086)

4-319. CONNECTION TO INSTALLATIONS. It shall be unlawful for any person, firm, or corporation to make connection to a supply of electricity to any building or electrical equipment for which an inspection is required, or which has been disconnected by the order of the electrical inspector, until a certificate of approval has been issued by the electrical inspector authorizing the connection and use of such electric supply. The electrical inspector may, at his or her discretion, authorize a temporary connection. (Ord. 1086)

4-320. REINSPECTION. The electrical inspector shall periodically reinspect existing installations of electrical conductors and equipment. When the installation of any conductors or equipment is found to be in a dangerous or unsafe condition, the person, firm, or corporation owning, using, or operating the installation shall be notified in writing and shall make the necessary repairs or changes required to place the conductors or equipment in safe condition and have the work completed within the period specified by the electrical inspector. (Ord. 1086)

4-321. CONDEMNATION; APPEAL. (a) If in the judgment of the electrical inspector, after an inspection, any electrical conductors, appliances or equipment in any building are unsafe or dangerous to persons or property, the inspector shall have the power to cause the wires or appliances to be disconnected from the source of electrical energy supplying these conductors or equipment, and may, at his or her discretion, seal the control switches for the same in an open or disconnected position, whereupon he or she shall give notice to the owner, or his or her agent, or by posting such notice at the site and shall also notify the utilities serving the premises. Thereafter, it shall be unlawful for any person to cause or permit electric current to be supplied to the electrical conductors, appliances or equipment so sealed until they shall have been made safe and the inspector shall have issued a certificate of approval to that effect.

(b) It shall be the duty of the electrical inspector to cause all dead wires, unused poles or electric apparatus on the outside of the buildings or in streets or alleys to be removed at the expense of the owners thereof by giving the owners written notice.

(c) When the electrical inspector condemns all or part of any electrical installation, the owner may, within 10 days after receiving written notice thereof, file a petition in writing for review of the action of the building inspector by the governing body, upon the receipt of which the governing body shall at once proceed to determine the facts, and within 10 days from receiving the petition make a decision in accordance with their findings.

(Ord. 1086)

4-322. INTERFERENCE BY UNAUTHORIZED PERSON. It shall be unlawful for any unauthorized person to, in any manner, change or alter electrical conductors or equipment in or on any building. If in the course of the erection of a building or structure, electrical conductors or equipment are in such position as to interfere with the erection or completion of the structure, notice shall be immediately given the authorized person or firm installing the electrical conductors or equipment, and the needed change shall be made by such authorized person or firm.

(Ord. 1086)

4-323. ELECTRICIAN'S OR ELECTRICAL CONTRACTOR'S LICENSE REQUIRED; ELECTRICAL PERMITS; UNLAWFUL ACTS. (a) Each electrician or electrical contractor shall before entering upon any electrical construction work subject to regulation by city laws, apply to the city clerk for an electrician's or electrical contractor's license and receive the same as

hereinafter provided and have in his or her possession a valid license authorizing him, her or it to engage in the trade or occupation of electrician or electrical contractor in the city.

(b) No permit for any electrical construction work shall be issued for any such work to be performed by an electrician or electrical contractor, as defined, who has not first obtained a license upon making a proper application and payment of the license fee as required.

(c) It shall be unlawful for any person, firm, company, association or corporation to enter into a contract or agreement with another so as to bring himself, herself, or itself under the definition of an electrician or electrical contractor herein, or to perform any work as an electrician or electrical contractor or any work under a contract for any work involving electrical construction, without first having obtained an electrician's or electrical contractor's license issued by the city.

(Ord. 1086)

4-324. SAME; APPLICATION; GRANTING. Before being given an application for an electrician's or electrical contractor's license, the potential applicant must demonstrate minimum competency to perform electrical work either through the satisfactory completion of a standards test administered by the city, through the possession of a State of Kansas Electrician's Certificate, or through the possession of a electrical license issued by another Kansas municipality. Application for an electrician's or electrical contractor's license shall be made upon a form to be supplied by the city which shall disclose the name of the applicant, his or her place of business in the city (and home office if a nonresident), and the kind of contracting work engaged in. The application shall be signed by the electrician or electrical contractor or his or her authorized agent. Such license shall be issued by the city clerk, upon payment of the fees hereinafter provided. (Ord. 1086)

4-325. SAME; LICENSE FEES; CONDITIONS; RENEWAL; UNLAWFUL ACTS.

(a) The license fee for an electrician's license or electrical contractor's license shall be \$10.00 and shall be due and payable on January 1 of each year for the ensuing calendar year.

(b) Each such license shall set forth the kind of contract work in which the licensee may engage. The licensee shall display his or her license at any place where he or she may be engaged or produce the same on demand of any city officer. Licenses shall be renewable annually.

(c) It shall be unlawful for any person, firm or corporation to contract for any kind of work covered by this article without having a valid license issued by the city to perform such contracts.

(Ord. 1086; Code 2012)

4-326. INSURANCE. Before any license shall be issued to any building or building contractor required by this article to obtain a license and pay a fee to the city, the builder or building contractor must procure and maintain a commercial general liability insurance policy, to include products and completed operations liability, with limits \$300,000 per occurrence and \$600,000 in the aggregate. Such policies of insurance shall be issued by some insurance company authorized to do business in the State of Kansas. An electrician or electrical contractor may qualify as to the insurance requirements by filing a certificate with the city clerk executed by the resident agent of such company stating that the required policy of insurance has been issued by such company for the purpose required by this article and that such insurer will not cancel the policy except upon giving 30 days notice in writing to the city. (Ord. 1086; Ord. 1091)

4-327. LICENSE SUSPENSION; REVOCATION; APPEAL; UNLAWFUL ACTS.

(a) The license of any electrician or electrical contractor may be suspended temporarily, for a period of not to exceed 30 days at any one time, by the chief building official upon his or her own motion or upon a complaint of the city electrical inspector. Notice shall be given in writing to such electrician or electrical contractor giving reasonable notice of a time of hearing of the complaint or the matter alleged against such electrician or electrical contractor involving any one or more of the following:

- (1) Misrepresentation of a material fact by applicant in obtaining a license;
- (2) Use of license to obtain an electrical permit for another;
- (3) Failure or neglect to observe conditions of permit authorizing encumbering of streets or sidewalks for safety of public;
- (4) Performance of any electrical construction work without a permit where one is required by law; or
- (5) Wilful disregard of any violation of the electrical construction laws, or failure to comply with any lawful order of the city electrical inspector.

(b) Any licensee may within 15 days appeal in writing to the governing body from any order of the chief building official suspending his or her license for its final decision thereon. The governing body may upon such hearing terminate such suspension within not more than 30 days thereafter, or may revoke such license. If any license shall be revoked, the electrician or electrical contractor shall not be eligible for a new license during a period of six months thereafter. No fee shall be refunded in event of the suspension or revocation of any electricians or electrical contractor's license.

(c) It shall be unlawful to engage in the occupation or trade of electrician or electrical contractor during the time any license of such electrician or electrical contractor has been suspended or revoked.

(Ord. 1086)

4-328. WORK BY PROPERTY OWNERS. Nothing herein contained shall prohibit any property owner or his or her permanent employee from personally performing any electrical construction or installing electrical wiring or equipment within and upon his or her own residential or business property and intended for his or her personal use and permanent occupancy; provided, the owner shall satisfy the electrical inspector as to his or her ability to perform such work, secure a permit, pay required fees, do work in accordance with this article, and apply for an inspection and receive a certificate of approval. (Ord. 1086)

4-329. APPROVED MATERIALS. No electric materials for wiring of appliances or equipment shall be installed in the city unless they are in conformity with the provisions of this article and with the approved standards of construction for safety to life and property. Conformity of materials for wiring appliances and equipment to the standards of the Underwriters Laboratories, Inc. shall be prima facie evidence that the materials, devices, appliances and equipment comply with the requirements of this article. (Ord. 1086)

4-330. LIABILITY. This article shall not be construed to relieve from or lessen the responsibility or liability of any party owning, operating, controlling or installing any electrical equipment for damages to persons or property caused by any defect therein, nor shall the city be held as assuming any such liability, by reason of the inspection or reinspection authorized herein, or the certificate of approval of any work or equipment authorized herein or by reason of any permit or license granted herein. (Ord. 1086)

4-331. SEVERABILITY. If any section of the National Electrical Code or otherwise invalid by any court of competent jurisdiction, then such section shall be considered separate and apart from the remaining provisions of the National Electrical Code or of this article, the section is to be completely severable from the remaining provisions which shall continue in full force and effect. (Ord. 1086)

ARTICLE 4. PLUMBING AND GAS-FITTING CODE

4-401. DEFINITION OF PLUMBING. (a) The term plumbing as used in this article shall be construed to mean the installation of gas or water pipes, fixtures, apparatus, equipment (to include gas furnaces) and the necessary connections either for supplying gas or water to premises or for the removing of liquid and water-borne wastes from premises in the city, or both such purposes, and shall also denote installed fixtures, drainage and vent systems and gas or water distribution systems as the case may be.

(b) A plumber or plumbing contractor shall mean:

(1) Any person engaged in the business of installing, altering, maintaining, or repairing plumbing, which shall include all materials and plumbing fixtures, water pipes, portable water treatment equipment, traps, drainage and vent piping, and building drains, including their respective points, connections, devices, receptacles and appurtenances located within the property lines of any premises or in any building.

(2) Any gasfitter or person engaged in the business of installing, altering, or repairing fuel gas piping, gas systems or fixtures.

(c) A plumber or plumbing contractor as defined in subsection (b) of this section shall not mean or include any property owner or his or her permanent employee personally performing any improvements, alterations or plumbing construction within or upon his or her own residential or business property and intended for his or her own personal or business use and permanent occupancy; provided, the owner shall satisfy the plumbing inspector as to his or her ability to perform such work, secure a permit, pay required fees, do work in accordance with this article, and apply for an inspection and receive approval.

(d) Whenever the phrase permanent employee is used in this article, it shall be held to mean an individual who is regularly and continuously employed by another for wages. To verify the regular employment of the individual for wages, the employer shall be required to demonstrate payment of wages and the payment of the necessary payroll and income taxes thereon.

(Ord. 1086)

4-402. STANDARD PLUMBING AND GAS CODES INCORPORATED. There is hereby adopted and incorporated by reference, for the purpose of establishing rules and regulations for the practice of plumbing and gas-fitting, including the installation, maintenance, extension and alteration of all pipes, fixtures, appliances and appurtenances in connection with sanitary sewers and public and private water and fuel gas systems, the Standard Plumbing Code, 1988 Edition, and Standard Gas Code, 1988 Edition, as recommended by the Southern Building Code Congress International, Inc., the codes being made as a part of the ordinances and code of the city as if the same had been set out in full herein, all as authorized and in the manner prescribed by K.S.A. 12-3009 through 12-3012 including any amendments thereto. One copy of the code shall be marked or stamped "Official Copy as Incorporated by the Code of the City of Kinsley," and shall be filed with the municipal library to be open to inspection and available to the public at all reasonable hours of business.

Any person violating any provision of such code or any provision of this article for which another penalty is not specifically provided shall be punished by a fine of not less than \$25.00 and not more than \$500.00 plus court cost. (Ord. 1086)

4-403. ADDITIONAL PROVISIONS. The following sections of this article are in addition to the provisions of the standard code incorporated by reference in section 4-402. (Ord. 1086)

4-404. BUILDING OFFICIAL; AUTHORITY. The city manager or his or her authorized designee shall be responsible for the administration and enforcement of this article and appointment of a plumbing inspector in accordance with section 4-204 of this chapter, which apply in a like manner to this article. (Ord. 1086)

4-405. PLUMBING INSPECTOR; APPOINTMENT. The city manager may assume the responsibilities of or appoint some qualified officer or employee of the city to be and perform the duties of plumbing inspector as may be required. (Ord. 1086)

4-406. SAME; DUTIES. The plumbing inspector shall have the following duties:

- (a) To enforce all regulations relating to plumbing construction, alteration, repair or removal;
- (b) May permit, with the approval of the governing body, on the basis of duly authenticated reports from recognized sources, the use of new materials or modes of construction, not provided for in this article, and may, for the purpose of carrying out the intent of this article adopt an accepted standard of material or workmanlike practices of federal or state bureaus, national, technical organizations or fire underwriters;
- (c) To examine all buildings in the process of erection, construction, alteration or relocation in the city for the purpose of determining whether the work is in compliance with the plumbing permit given and in compliance with the regulations of the city pertaining to such work, including zoning regulations; and
- (d) To keep comprehensive records of applications, of permits or certificates issued, of inspections made, of reports rendered, and of notices or orders issued. All such records shall be open to public inspection during stated office hours, but shall not be removed from the office of the building official or plumbing inspector without his or her written consent.

(Ord. 1086)

4-407. SAME; POWERS. The plumbing inspector shall have the following powers:

- (a) To enter any building or structure or premises at any reasonable hour, whether complete or in the process of erection, to perform the duties contained in this chapter;
- (b) To adopt and enforce all such prudent emergency measures as he or she may deem necessary and expedient for the public safety under the laws of the city;
- (c) May cause any work done in violation of this chapter to be discontinued until he or she shall have satisfactory evidence that the work will be done in accordance with the plumbing regulations of the city, subject to the right of any plumber, plumbing contractor or owner to appeal to the governing body.

(Ord. 1086)

4-408. SAME; RIGHT OF ENTRY. The plumbing inspector, or his or her agent, upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour to perform his or her duties as set out in this chapter. (Ord. 1086)

4-409. CLARIFICATION; MODIFICATION. (a) The governing body shall be the final determiner of the scope and meaning of all provisions of the plumbing code which may be unclear, ambiguous, or requiring interpretation.

- (b) The plumbing inspector shall have power to modify any of the provisions

of the plumbing code upon application in writing by the owner or lessee or his or her authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code. In approving modifications, the plumbing inspector shall see that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of a modification when granted or allowed and the decision of the inspector thereon shall be entered upon the records of the plumbing inspector and a signed copy shall be furnished to the applicant.
(Ord. 1086)

4-410. PLUMBING PERMIT REQUIRED; EXCEPTION. (a) It shall be unlawful to install, alter or reconstruct any plumbing or plumbing system, as defined by the plumbing code and section 4-401, in any building in the city without first making application to and receiving a permit therefor from the city clerk, after approval by the chief building official or his or her authorized assistant. The application for such permit shall be made and the permit obtained before any plumbing work is commenced.

(b) No permit shall be required for making minor repairs of any plumbing including repair of leaks in water pipes, traps or cocks, opening up stoppage in waste or supply pipes, traps or drains, replacing fixtures when waste pipes are not disturbed, or replacing frozen pipes inside the building, and like repair work not involving original installation or reconstruction.

(c) No permit shall be required for any work involving repair of existing equipment or facilities.

(d) No permit shall be required for any work involving the replacement of existing equipment/facilities or the installation of new equipment/facilities the total of which including labor is \$100.00 or less. This provision shall not apply to the replacement or new installation of water or sewer laterals.

(Ord. 1086)

4-411. SAME; APPLICATION INFORMATION REQUIRED. (a) A plumbing permit shall be issued upon an application in writing to the office of city clerk on a form or forms provided for the purpose. This application shall, among other things, disclose the following:

- (1) The name of the owner of the lot or tract of ground;
- (2) The location of the building or structure;
- (3) The plumbing work proposed;
- (4) The class of occupancy;
- (5) The class of construction;
- (6) The kind of materials to be used;
- (7) The estimated cost of the work;
- (8) The date work will commence;
- (9) Expected date of completion;
- (10) Name and address of plumber, plumbing contractor or contractors doing the work;
- (11) Such other information as may be pertinent to the issuance of the required permit.

(b) An application for a plumbing permit shall be signed by the owner or his or her duly authorized agent, or a plumber or plumbing contractor licensed by the city. If the application is made by the owner or his or her agent, it shall contain the name or names of the licensed plumber, plumbing contractor or contractors doing the work described, or a plumbing permit may be issued to the owner upon his or her application disclosing satisfactory evidence that the proposed work will be performed by the owner, himself or herself and not by a licensed plumber or

plumbing contractor, and likewise subject to the final approval of the plumbing inspector for work performed.

(c) Upon approval of the completed application and a determination that a permit should be issued, the chief building official or his or her assistant shall issue a permit to the owner or contractor authorizing the plumbing work covered by the application.

(d) Any permit issued under this section shall be valid and subsisting for a period of not more than six months from the date of issuance unless the permittee shall have commenced, within the period so limited, the plumbing work authorized by such permit. In the event that the work has been commenced, but not completed within six months, the permittee shall have one year from the date on which the permit was issued to complete the work. After the expiration of one year, it shall be unlawful to continue such work without such permit being renewed. There shall be no charge for the renewal of any such permit. Plumbing work commenced for the purpose of this section shall mean the beginning of plumbing work other than the preparation of plans or the letting of a plumbing contract.
(Ord. 1086)

4-412. SAME; PLANS AND SPECIFICATIONS. Whenever an application for a plumbing permit is made, the chief building official or the plumbing inspector may, if he or she finds it necessary to determine whether work described in the application will comply with the laws pertaining to such work, require that the applicant file a written description or drawing of the proposed plumbing construction as may be prepared for the purpose. If such drawing or description is insufficient for the purposes of determining whether a permit should be issued, the chief building official or the plumbing inspector may require the applicant to file complete architectural and engineering plans and specifications for such building or construction, or any part thereof, as may be necessary for the inspector to determine compliance with this article. The filing of such plans and specifications and the approval thereof in connection with an application for a permit shall not in any way affect the authority of the city to deny or issue a permit, or to inspect any plumbing work for conformity with this article. (Ord. 1086)

4-413. SAME; FEES. (a) The fee for a plumbing permit shall be \$5. The fee herein shall be paid to the city clerk upon obtaining a plumbing permit and the same shall be credited to the general operating fund of the city.

(b) For the construction in the city's Enterprise Zone of new or expanded commercial or industrial facilities, the permit fee shall be waived.

(c) For work which is commenced prior to the issuance of a plumbing permit, the fee shall be double that which would have been assessed if such had not been the case.

(Ord. 1086)

4-414. SAME; POSTING. A copy of the plumbing permit shall be kept on the premises for public inspection during the performance of the work and until the completion of the same. The plumbing inspector may require a certified copy of the approved plans to be kept on the premises at all times from the commencement of the work to the completion thereof. (Ord. 1086)

4-415. REQUEST FOR INSPECTION. Upon issuance of an electrical permit, the plumbing inspector shall notify the applicant of any and all inspections required. It shall be the duty of the applicant to notify the plumbing inspector when the work is ready for inspection and to make the premises available for inspection at a reasonable time which the electrical

inspector shall designate. (Ord. 1086)

4-416. INSPECTION; CONCEALMENT OF PRIOR WORK. (a) When any plumbing is to be hidden from view by the permanent placement of parts of the building, the person, firm or corporation installing the plumbing shall notify the plumbing inspector and such equipment shall not be concealed until it has been inspected, approved or authorized by the plumbing inspector and such equipment shall not be concealed until it has been inspected, approved or authorized by the plumbing inspector or until 24 hours, exclusive of Saturdays, Sundays and holidays, shall have elapsed from the time of such notification. On large installations, where the concealment of plumbing proceeds continuously, the person, firm or corporation installing the plumbing shall give the plumbing inspector due notice and inspections shall be made periodically during the progress of the work.

(b) The plumbing inspector shall have the authority to require owners or contractors to open such work which, in any manner, conceals plumbing that has been closed without his or her knowledge or permission, and in no case shall the inspector issue a certificate of approval until satisfied that the work is in accordance with the provisions of this article. The inspector shall also have the right to refuse to issue a certificate of approval on any plumbing, that is concealed in such manner that it cannot be fully determined that it has been done in accordance with this article.

(Ord. 1086)

4-417. INSPECTION FEE. When it becomes necessary to conduct a reinspection because of faulty or improper work or because of work which was not done in accordance with the applicable codes, a reinspection fee of \$10 shall be charged to the holder of the plumbing permit. (Ord. 1086)

4-418. CERTIFICATE OF APPROVAL. (a) When the plumbing inspector finds plumbing construction to be in conformity with the provisions of this article, he or she shall issue to the person, firm, or corporation performing the plumbing construction, a certificate of approval, with duplicate copy for delivery to the owner, authorizing the use of the plumbing system and connection to the supply of gas or water, as the case may be.

(b) When a certificate of approval is issued authorizing the connection and use of a temporary gas or water supply, the certificate shall expire at a time to be stated therein and shall be revocable for cause by the plumbing inspector.

(c) In no case shall certificates of approval be issued on plumbing or plumbing systems or parts of systems where the work installed does not conform to the requirements of this article.

(d) If, upon inspection, the plumbing or plumbing system is not found to be fully in conformity with the provisions of this article, the plumbing inspector shall immediately notify the person, firm, or corporation making the installation of the existing defects.

(e) No certificate of approval shall be issued unless the plumbing or plumbing system has been installed in strict conformity with the provisions of this article and unless the plumbing or plumbing system is made in compliance with nationally approved methods of construction for safety to life and property as herein set forth.

(f) The plumbing inspector shall be deemed the judge of whether the plumbing or plumbing system has been made in accordance with the requirements of this article.

(g) No certificate of approval shall be required for making minor repairs of

any plumbing including repair of leaks in water pipes, traps or cocks, opening up stoppage in waste or supply pipes, traps or drains, replacing fixtures when waste pipes are not disturbed, or replacing frozen pipes inside the building, and like repair work not involving original installation or reconstruction.
(Ord. 1086)

4-419. CONNECTION TO GAS OR WATER SUPPLY. It shall be unlawful for any person, firm, or corporation to make connection to a supply of gas or water for which an inspection is required, or which has been disconnected by the order of the plumbing inspector, until a certificate of approval has been issued by the plumbing inspector authorizing the connection and use of such plumbing or plumbing system. The plumbing inspector may, at his or her discretion, authorize a temporary connection. (Ord. 1086)

4-420. CONDEMNATION; APPEAL. (a) If in the judgment of the plumbing inspector, after inspection, the plumbing or plumbing system in any building are unsafe or dangerous to persons or property, the inspector shall have the power to cause the plumbing or plumbing system to be disconnected from the supply of gas or water and may, at his or her discretion, seal the control valves for the same in a closed or disconnected position, whereupon he or she shall give notice to the owner, or his or her agent, or by posting such notice at the site and shall also notify the utilities serving the premises. Thereafter, it shall be unlawful for any person to cause or permit gas or water to be supplied to the plumbing or plumbing system so sealed until they shall have been made safe and the inspector shall have issued a certificate of approval to that effect.

(b) When the plumbing inspector condemns all or part of any plumbing system, the owner may, within 10 days after receiving written notice thereof, file a petition in writing for review of the action of the plumbing inspector by the governing body, upon the receipt of which the governing body shall at once proceed to determine the facts, and within 10 days from receiving the petition make a decision in accordance with their findings.
(Ord. 1086)

4-421. PLUMBER'S OR PLUMBING CONTRACTOR'S LICENSE REQUIRED; PLUMBING PERMITS; UNLAWFUL ACTS. (a) Each plumber or plumbing contractor shall before entering upon any plumbing work subject to regulation by city laws, apply to the city clerk for a plumber's or plumbing contractor's license and receive the same as hereinafter provided and have in his or her possession a valid license authorizing him, her or it to engage in the trade or occupation of a plumber or plumbing contractor in the city.

(b) No permit for any plumbing work shall be issued for any such work to be performed by a plumber or plumbing contractor, as defined, who has not first obtained a license upon making a proper application and payment of the license fee as required.

(c) It shall be unlawful for any person, firm, company, association or corporation to enter into a contract or agreement with another so as to bring himself, herself, or itself under the definition of a plumber or plumbing contractor herein, or to perform any work as a plumber or plumbing contractor or any work under a contract for any work involving plumbing construction, without first having obtained a plumber's or plumbing contractor's license issued by the city.
(Ord. 1086)

4-422. SAME; APPLICATION; GRANTING. Before being given an application for a plumber's or plumbing contractor's license, the potential applicant must demonstrate minimum

competency to perform plumbing work either through the satisfactory completion of a standard test administered by the city through the possession of a State of Kansas Plumber's Certificate, or through the possession of a plumber's license issued by another Kansas municipality. Application for a plumber's or plumbing contractor's license shall be made upon a form to be supplied by the city which shall disclose the name of the applicant, his or her place of business in the city (and home office if a nonresident) and the kind of contracting work engaged in. The application shall be signed by the plumber or plumbing contractor or his or her authorized agent. Such license shall be issued by the city clerk upon payment of the fees hereinafter stated. (Ord. 1086)

4-423. SAME; LICENSE FEES; CONDITIONS; RENEWAL; UNLAWFUL ACTS.

(a) The license fee for a plumber's license or plumbing contractor's license shall be \$10.00 and shall be due and payable on January 1 of each year for the ensuing calendar year.

(b) Each such license shall set forth the kind of contract work in which the licensee may engage. The licensee shall display his or her license at any place where he or she may be engaged or produce the same on demand of any city officer. Licenses shall be renewable annually.

(c) It shall be unlawful for any person, firm or corporation to contract for any kind of work covered by this article without having a valid license issued by the city to perform such contracts.

(Ord. 1086; Code 2012)

4-424. INSURANCE. Before any license shall be issued to any builder or building contractor required by this article to obtain a license and pay a fee to the city, the builder or building contractor must procure and maintain a commercial general liability insurance policy, to include products and completed operations liability, with limits \$300,000 per occurrence and \$600,000 in the aggregate. Such policies of insurance shall be issued by some insurance company authorized to do business in the State of Kansas. A plumber or plumbing contractor may qualify as to the insurance requirements by filing a certificate with the city clerk executed by the resident agent of such company stating that the required policy of insurance has been issued by such company for the purpose required by this article and that such insurer will not cancel the policy except upon giving 30 days notice in writing to the city. (Ord. 1086; Code 2012)

4-425. LICENSE SUSPENSION; REVOCATION; APPEAL; UNLAWFUL ACTS.

(a) The license of any plumber or plumbing contractor may be suspended temporarily, for a period of not to exceed 30 days at any one time, by the chief building official upon his or her own motion or upon a complaint of the city plumbing inspector. Notice shall be given in writing to such plumber or plumbing contractor giving reasonable notice of a time of hearing of the complaint or the matter alleged against such plumber or plumbing contractor involving any one or more of the following:

- (1) Misrepresentation of a material fact by applicant in obtaining a license;
- (2) Use of license to obtain a plumbing permit for another;
- (3) Failure or neglect to observe conditions of a permit authorizing encumbering of streets or sidewalks for safety of public;
- (4) Performance of any plumbing work without a permit where one is required by law; or

(5) Wilful disregard of any violation of the plumbing laws, or failure to comply with any lawful order of the city plumbing inspector.

(b) Any licensee may within 15 days appeal in writing to the governing body from any order of the chief building official suspending his or her license for its final decision thereon. The governing body may upon such hearing terminate such suspension within not more than 30 days thereafter, or may revoke such license. If any license shall be revoked, the plumber or plumbing contractor shall not be eligible for a new license during a period of six months thereafter. No fee shall be refunded in event of the suspension or revocation of any plumber's or plumbing contractor's license.

(c) It shall be unlawful to engage in the occupation or trade of plumber or plumbing contractor during the time any license of such plumber or plumbing contractor has been suspended or revoked.
(Ord. 1086)

4-426. EXCAVATIONS. When it appears that the laying or repairing of any water or sewer pipes or the making of any connection therewith shall require excavation shall be barricaded and guarded as provided by the appropriate sections of this code. Before any such excavation shall be backfilled, new plumbing work therein shall be inspected and the bottom of the excavation holding any sewer, drain or water pipe shall be so filled, leveled and tamped as to properly support the pipe and permit proper drainage when carrying sewage, and the excavation shall be backfilled and all paving, curbing, guttering or sidewalks shall be restored as near as possible to their last condition, subject always to the approval of the plumbing inspector or the superintendent of streets. (Ord. 1086)

4-427. WORK BY PROPERTY OWNERS. Nothing herein contained shall prohibit any property owner or his or her permanent employee from personally performing any plumbing construction or installing plumbing piping or equipment within and upon his or her own residential or business property and intended for his or her personal use and permanent occupancy; provided, the owner shall satisfy the plumbing inspector as to his or her ability to perform such work, secure a permit, pay required fees, do work in accordance with this article, and apply for an inspection and receive a certificate of approval. (Ord. 1086)

4-428. APPROVED MATERIALS. No plumbing materials, appliances or equipment shall be installed in the city unless they are in conformity with the provisions of this article and with the approved standards of construction for safety to life and property. Conformity of materials for plumbing materials, appliances and equipment to the standards of the Underwriters Laboratories, Inc. shall be prima facie evidence that the materials, devices, appliances, balances and equipment comply with the requirements of this article. (Ord. 1086)

4-429. LIABILITY. This article shall not be construed to relieve from or lessen the responsibility or liability of any party owning, operating, controlling or performing any plumbing construction for damages to persons or property caused by any defect therein, nor shall the city be held as assuming any such liability, by reason of the inspection or reinstallation authorized herein, or the certificate of approval of any work or equipment authorized herein or by reason of any permit or license granted herein. (Ord. 1086)

4-430. SEWER CLEANING; SEPTIC TANK PUMPING; LICENSE. Unless otherwise provided, any persons engaged in sewer cleaning and/or septic tank pumping shall procure a license from the city pursuant to section 4-421 of the plumbing and gas fitting code before engaging in any sewer cleaning and/or septic tank pumping. (Ord. 1091)

4-431. INSURANCE. Any person duly licensed to engaged in sewer cleaning and/or

septic tank pumping shall procure and maintain a commercial general liability insurance policy, to include products and completed operations liability, with limits of \$100,000 per occurrence, and \$300,000 in the aggregate. (Ord. 1091)

4-432. REQUIREMENTS. The requirements for sewer cleaning shall be as follows: No permit shall be required for any person engaging in sewer cleaning, where the specific cleaning concerns a situation where the person is using an existing clean-out, including existing home-made clean-outs.

In those situations where an existing clean-out does not exist, a standard clean-out shall be installed in accordance with the code. Any person installing such a standard clean-out shall be required to possess a plumber's license and obtain a permit to perform the same from the city. (Ord. 1091)

4-433. SEVERABILITY. If any section of the Standard Plumbing Code or of this article shall be held unconstitutional or otherwise invalid by any court of competent jurisdiction, then such section shall be considered separate and apart from the remaining provisions of the Uniform Plumbing Code or of this article, the section is to be completely severable from the remaining provisions which shall continue in full force and effect. (Ord. 1086)

ARTICLE 5. ELECTRICIANS, PLUMBERS, GAS FITTERS, CONTRACTORS

4-501. ELECTRICIANS LICENSED. Any person engaged in the business or occupation of installing or placing electrical wiring, fixtures or appliances for the use of electric current in the city, for which a permit is required by the electrical code of the city, shall before engaging in such business or occupation be licensed and shall give a bond as provided hereafter. (Code 1981, 5-601)

4-502. CERTIFICATE, EXAMINATION; BOARD OF EXAMINERS; FEE. (a) Before any person shall be licensed as an electrician, he or she shall apply to the office of the city manager and take and pass an electrician's examination prepared by the board of electrician's examiners. The board shall consist of the city manager, the electrical inspector of the city and the fire chief. The applicant for a license shall give his or her name, age and address and a statement of experience and previous occupation and shall pay a fee of \$2 before taking the examination. The board shall prepare an examination of an elementary and practical character, which may be oral and written, covering the electrical code of the city and actual wiring work as may be deemed suitable to test the skill and knowledge of the applicant. The examination shall be given at a time convenient to the applicant under the supervision of a member of the board. If the applicant shall receive a grade of 75 percent or more, he or she shall receive a certificate entitling him or her to an electrician's license from the city clerk upon the payment of a license fee and the approval of an electrician's bond. A second examination may be taken by the applicant within three months after failure to pass examination without an additional fee.

(b) The board may issue a certificate to an applicant who holds a current certificate by a similar board of examiners or licensing authority in another city having the same or more stringent requirements and upon payment of the fee required for such certificate.

(c) The board may, at its discretion, substitute the past experience and/or education of an applicant for the qualification by examination as stated in this section.

(Code 1981, 5-602)

4-503. ELECTRICIAN'S LICENSE; FEE. (a) Upon showing the electrician's certificate to the city clerk, the city clerk shall issue an electrician's license upon the payment of an annual fee of \$10.00, which license shall expire on the 31st day of December next after its issuance. The license may be renewed annually upon qualifying as in the case of the original license.

(b) The license required by this section shall not apply to any person or corporation doing business in the corporate limits of the city under any franchise for the generation or distribution of electric current and any employee thereof performing service for customers of the firm or corporation and limited thereto.

(Code 1981, 5-603)

4-504. SAME; BOND. Before a license shall be issued hereunder the applicant therefor shall file with the city clerk a surety bond in favor of the city, in the sum of \$1,000 the same to be approved by the city attorney as to form and by the board of commissioners as to surety and the bond shall be conditioned that the principal will comply with all the provisions of the ordinances of the city relating to electrical wiring and the installation of electrical fixtures and appliances, and to hold the city harmless on account of any damage arising from faulty work or neglect or duties by the holder of such license. The license and bond herein provided shall not be required of any person doing electrical construction work on property owned and

occupied by him or her provided that any person employed by or assisting for pay such owner in the work shall be licensed as provided in this article. (Code 1981, 5-604)

4-505. SAME; INSURANCE. Before a license is issued hereunder, general public liability insurance, which shall include contractor premises and operations, and products and completed operations coverage, shall be secured and shall be maintained in full force and effect during the term for which the license is issued. The minimum amounts of general public liability insurance shall be not less than \$100,000 each occurrence for bodily injury and \$50,000 for property damage. (Code 1981, 5-605)

4-506. ELECTRICAL CONTRACTORS, EMPLOYING ELECTRICIANS; LICENSE, FEES; BONDS. Any person engaged in the work of electrical wiring or installation of electrical appliances and fixtures by contract or by the employment of electricians may qualify to receive permits to do such work under the ordinances of the city by making an application to the office of the city clerk and obtaining an electrical contractor's license. The application shall give the name of the firm or corporation and the names of the members of the firm or corporation or the names of the electricians employed or proposed to be employed by such applicant and upon satisfactory evidence that one or more such persons has an electrician's certificate issued under section 4-502 of this article or by any authority having similar requirements for the examining and licensing of electricians, the city clerk shall issue an electrical contractor's license upon the payment of an annual fee of \$25.00 to the clerk, and upon the filing of a surety bond in the sum of \$2,000, conditioned and approved as in the case of an electrician's bond and covering all persons employed by the electrical contractor. The license shall expire on the 31st day of December next after its issuance, and the same may be renewed as in the case of an original application. (Code 1981, 5-606)

4-507. REVOCATION; CERTIFICATE, LICENSE. Upon complaint to the board of electricians' examiners, the board may revoke an electrician's certificate after notice to him or her and a hearing, when the board is satisfied that the holder thereof has failed or refused to comply with the provisions of this article or other ordinances of the city regulating the installation of electric work; provided, that the board may revoke the license of any contractor or employing electrician who fails to employ electricians qualified under section 4-503 of this article in like manner as provided for the revocation of an electrician's certificate. In no case shall the city make any refund of any license fee paid under sections 4-503 and 4-506 of this article. (Code 1981, 5-607)

4-508. LENDING CERTIFICATE; LICENSE. It shall be the duty of any person holding a certificate or license issued to him or her to show it to any city official who shall ask to see the same. It shall be unlawful for any person holding such certificate of license to lend the same to any other person. (Code 1981, 5-608)

4-509. PLUMBER'S, GAS FITTER'S EXAMINATION; CERTIFICATE. Before any person shall do any plumbing or gas fitting in the city as defined by this code or the ordinances of the city, he or she shall apply to the city manager for a license and pay an annual fee, give a surety bond, and give proof of insurance to the city as provided hereafter. The applicant shall give his or her name, age and address and a statement of his or her experience, previous occupation as a plumber or gas fitter. The manager may require examinations and proof as he or she may deem necessary, and, when satisfied that the applicant is qualified and competent to do plumbing or gas fitting work in accordance with the ordinance of the city, shall cause a certificate to be issued to such person by the city clerk. (Code 1981, 5-609)

4-510. LICENSE; FEE. Applications for a certificate under section 4-509 shall be accompanied by a fee of \$2.00. Before the city clerk shall issue the plumber's or gas fitter's license, the applicant therefor shall pay an annual fee of \$10.00 to the city clerk. (Code 1981, 5-610)

4-511. SAME; BOND. Before any license is issued, the applicant shall file with the city clerk a surety bond in favor of the city in the sum of \$1,000 the same to be approved by the city attorney as to form and by the board of commissioners as to surety and the bond shall be conditioned that the principal will comply with all the ordinances of the city relating to plumbing and gas fitting and to hold the city harmless on account of any damage arising to faulty work or neglect of duties by the holder of such license. (Code 1981, 5-611)

4-512. SAME; INSURANCE. Before any license is issued, the applicant shall provide proof of, and shall maintain in full force and effect during the term for which the license is issued general public liability insurance, which shall include contractor premises, and operations and products and completed operations coverage. The minimum amounts of general public liability insurance shall be not less than \$100,000 each occurrence for bodily injury and \$50,000 for property damage. This requirement for insurance and bond shall be waived if the person is an employee of a firm or corporation which holds a plumbing contractor's license and has bond and insurance coverage for all of the employees work. (Code 1981, 5-612)

4-513. SAME; EXEMPTION. The license and bond and insurance herein provided shall not be required of any person doing plumbing or gas fitting on property owned or occupied by him or her as provided by ordinance. (Code 1981, 5-613)

4-514. CONTRACTORS, EMPLOYERS; PLUMBERS, GAS FITTERS; LICENSE, FEES. Any person engaged in the business or work of plumbing or gas fitting by contract or by the employment of plumbers and gas fitters may qualify to do such work and receive permits therefore under ordinances of the city by making an application to the office of the city clerk and obtaining a plumbing contractor's license. The applicant shall give the name of the firm or corporation and the names of the members of the firm or corporation or the names of the plumbers or gas fitters employed or proposed to be employed by such applicant and upon satisfactory evidence that one or more such persons is license as a plumber and/or gas fitter under the provision of section 4-509 of this article, the city clerk shall issue a contractor's license upon the payment of annual fee of \$25.00 and upon the filing of a surety bond in the sum of \$2,000 conditioned and approved as in the case of a plumber's and gas fitter's bond in the preceding section and covering all persons employed by the contractor. the license shall expire on the 31st day of December next after its issuance, the same may be renewed as in the case of the original application. (Code 1981, 5-614)

4-515. REVOCATION OF LICENSE. Upon complaint to the city manager that any person licensed under the provisions of sections 4-509:510 of this article has failed or refused to comply with ordinances of the city pertaining to plumbing or gas fitting, the city manager shall refer the complaint to the board of commissioners and the board after notice to the licensee and a hearing may revoke the license of any such person upon the satisfactory evidence tending to support the violations complained of. In no case shall the city make any refund of any license fee paid under the provisions of sections 4-509:510 of this article. (Code 1981, 5-615)

4-516. HELPERS, APPRENTICES. Any helper or apprentice employed by any

person licensed under the provisions of this article shall be registered in the office of the city manager without fee and all electrical, plumbing or gas fitting work done by any such helper or apprentice shall be carried on under the immediate supervision and direction of a licensed electrician, plumber or gas fitter as the case may be. Any person registered as an apprentice and employed under the supervision of a qualified and licensed electrician, plumber or gas fitter may qualify for a license for any such purpose as provided by this article after one year of such employment upon taking the examination or otherwise qualifying as herein provided. (Code 1981, 5-616)

4-517. LOANING; TRANSFERRING LICENSE. No license issued hereunder shall be assignable or transferrable under any circumstances and it shall be unlawful for any person to permit his, her or its license to be used or permits to be taken out thereunder by any other person. Any violation of this section shall be sufficient cause of the revocation of any such license so used. (Code 1981, 5-617)

4-518. BLANK FORMS; RECORDS. The city manager shall keep complete records of all certificates and licenses and the names of helpers and apprentices registered under the provisions of this article and he or she shall cause suitable records of official actions taken hereunder to be kept and preserved. All necessary blanks and record books shall be provided by the city. (Code 1981, 5-618)

4-519. CONTRACTOR'S LICENSE; FEES. Any person engaged in the business or work of general contracting and construction by contract or by the employment of carpenters, masons, electricians, plumbers and gas fitters shall first obtain a contractor's license from the city. The applicant for such a license shall qualify by:

(a) Providing a statement of previous experience or otherwise submit proof sufficient to show the city manager of the firm's competence to perform general contracting work;

(b) Pay an annual fee of \$25.00 to the city clerk.

(Code 1981, 5-619; Code 2012)

4-520. SAME; BOND. Each contractor shall file with the city clerk a surety bond in favor of the city in the sum of \$1,000 the same to be approved by the city attorney as to form and by the board of commissioners as to surety and the bond shall be conditioned that the principal will comply with all the ordinances of the city relating to construction and to hold the city harmless on account of any damage arising due to faulty work or neglect of duties by the holder of such license. (Code 1981, 5-620)

4-521. SAME; INSURANCE. Each contractor shall provide proof of, and shall maintain in full force and effect during the term for which the license is issued, general public liability insurance, which shall include contractor premises, and operation and products and completed operations coverage. The minimum amounts of general public liability insurance shall be not less than \$100,000 each occurrence for bodily injury and \$50,000 for property damage. (Code 1981, 5-621)

4-522. RESTRICTIONS. An applicant for a contractor's license shall submit with the application a list of employees who possess electrician's certificates or plumber's and gas fitter's certificates issued by the city. A firm desiring a contractor's license shall employ for the entire duration of the license an employee or employees possessing both an electrician's certificate and a plumber's and gas fitter's certificate. Where a firm does not have such employees, the license shall be restricted and the contractor shall not be authorized to perform

any electrical or plumbing and gas fitting work. Possessors of unrestricted contractor's licenses shall not be required to also apply for separate electrician's and plumbing and gas fitter's contractor's licenses. (Code 1981, 5-622)

ARTICLE 6. DANGEROUS AND UNFIT STRUCTURES

4-601. PURPOSE. The governing body has found that there exist within the corporate limits of the city structures which are unfit for human use or habitation because of dilapidation, defects increasing the hazards of fire or accidents, structural defects or other conditions which render such structures unsafe, unsanitary or otherwise inimical to the general welfare of the city, or conditions which provide a general blight upon the neighborhood or surrounding properties. It is hereby deemed necessary by the governing body to require or cause the repair, closing or demolition or removal of such structures as provided in this article. (K.S.A. 12-1751; Code 1994)

4-602. DEFINITIONS. For the purpose of this article, the following words and terms shall have the following meanings:

(a) Enforcing officer means the City Manager or his or her authorized representative.

(b) Structure shall include any building, wall, superstructure or other structure which requires location on the ground, or is attached to something having a location on the ground.

(K.S.A. 12-1750; Code 2012)

4-603. ENFORCING OFFICER; DUTIES. The enforcing officer is hereby authorized to exercise such powers as may be necessary to carry out the purposes of this article, including the following:

(a) Inspect any structure which appears to be unsafe, dangerous or unfit for human habitation;

(b) Have authority to enter upon premises at reasonable hours for the purpose of making such inspections. Entry shall be made so as to cause the least possible inconvenience to any person in possession of the structure. If entry is denied, the enforcing officer may seek an order for this purpose from a court of competent jurisdiction;

(c) Report all structures which he or she believes to be dangerous, unsafe or unfit for human habitation to the governing body;

(d) Receive petitions as provided in this article.

(Code 1994)

4-604. PROCEDURE; PETITION. Whenever a petition is filed with the enforcing officer by at least five residents charging that any structure is dangerous, unsafe or unfit for human habitation, or whenever it appears to the enforcing officer on his or her own motion that any structure is dangerous, unsafe or unfit for human habitation, he or she shall, if his or her preliminary investigation discloses a basis for such charges, report such findings to the governing body. (Ord. 1086)

4-605. SAME; NOTICE. The governing body upon receiving a report as provided in section 4-604 shall by resolution fix a time and place at which the owner, the owner's agent, any lienholder of records and any occupant of the structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished. (K.S.A. 12-1752; Code 1994)

4-606. SAME; PUBLICATION. (a) The resolution shall be published once each week for two consecutive weeks on the same day of each week. At least 30 days shall elapse between the last publication and the date set for the hearing.

(b) A copy of the resolution shall be mailed by certified mail within three days after its first publication to each owner, agent, lienholder and occupant at the last known place of residence and shall be marked "deliver to addressee only." (K.S.A. 12-1752; Code 1994)

4-607. SAME; HEARING, ORDER. If, after notice and hearing, the governing body determines that the structure under consideration is dangerous, unsafe or unfit for human use or habitation, it shall state in writing its findings of fact in support of such determination and shall cause the resolution to be published once in the official city newspaper and a copy mailed to the owners, agents, lienholders of record and occupants in the same manner provided for the notice of hearing. The resolution shall fix a reasonable time within which the repair or removal of such structure shall be commenced and a statement that if the owner of such structure fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed. (Code 2012)

4-608. DUTY OF OWNER. Whenever any structure within the city shall be found to be dangerous, unsafe or unfit for human use or habitation, it shall be the duty and obligation of the owner of the property to render the same secure and safe or to remove the same. (Code 1994)

4-609. SAME; FAILURE TO COMPLY. (a) If, within the time specified in the order, the owner fails to comply with the order to repair, alter, improve or vacate the structure, the enforcing officer may cause the structure to be repaired, altered, improved, or to be vacated and closed.

(b) If, within the time specified in the order, the owner fails to comply with the order to remove or demolish the structure, the enforcing officer may cause the structure to be removed and demolished. (Code 1994)

4-610. SAME; MAKE SITE SAFE. Upon removal of any structure, the owner shall fill any basement or other excavation located upon the premises and take any other action necessary to leave the premises in a safe condition. If the owner fails to take such action, the enforcing officer may proceed to make the site safe. (Code 1994)

4-611. ASSESSMENT OF COSTS. (a) The cost to the city of any repairs, alterations, improvements, vacating, removal or demolition by the enforcing officer, including making the site safe, shall be reported to the city clerk.

(b) The city shall give notice to the owner of the structure by restricted mail of the cost of removing the structure and making the premises safe and secure. The notice shall also state that payment of the cost is due and payable within 30 days following receipt of the notice.

(c) If the costs remain unpaid after 30 days following receipt of notice, the city clerk may sell any salvage from the structure and apply the proceeds or any necessary portion thereof to pay the cost of removing the structure and making the site safe. Any proceeds in excess of that required to recover the costs shall be paid to the owner of the premises upon which the structure was located.

(d) If the proceeds of the sale of salvage or from the proceeds of any insurance policy in which the city has created a lien pursuant to K.S.A. 40-3901, *et seq.*, and amendments thereto, are insufficient to recover the above stated costs, or if there is no salvage, the balance shall be collected in the manner provided by

K.S.A. 12-1,115, and amendments thereto, or shall be assessed as special assessments against the lot or parcel of land on which the structure was located and the city clerk, at the time of certifying other city taxes, shall certify the unpaid portion of the costs to the county clerk and who shall extend the same on the tax rolls of the county against such lot or parcel of land and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid. The city may pursue collection both by levying a special assessment and in the manner provided by K.S.A. 12-1,115, and amendments thereto, but only until the full cost and applicable interest has been paid in full.

(e) If there is no salvage material, or if the moneys received from the sale of salvage or from the proceeds of any insurance policy in which the city has created a lien pursuant to K.S.A. 40-3901, *et seq.*, and amendments thereto, are insufficient to pay the costs of the work and the costs of providing notice, such costs or any portion thereof in excess of that received from the sale of salvage or any insurance proceeds may be financed, until the costs are paid, out of the general fund or by the issuance of no-fund warrants.
(K.S.A. 12-1755; Code 2012)

4-612. IMMEDIATE HAZARD. When in the opinion of the governing body any structure is in such condition as to constitute an immediate hazard requiring immediate action to protect the public, the governing body may direct the enforcing officer to erect barricades or cause the property to be vacated, taken down, repaired, shored or otherwise made safe without delay. Such action may be taken without prior notice to or hearing of the owners, agents, lienholders and occupants. The cost of any action under this section shall be assessed against the property as provided in section 4-611. (K.S.A. 12-1756; Code 1994)

4-613. APPEALS FROM ORDER. Any person affected by an order issued by the governing body under this article may, within 30 days following service of the order, petition the district court of the county in which the structure is located for an injunction restraining the enforcing officer from carrying out the provisions of the order pending final disposition of the case. (Code 1994)

4-614. SCOPE OF ARTICLE. Nothing in this article shall be construed to abrogate or impair the powers of the courts or of any department of the city to enforce any provisions of its charter or its ordinances or regulations, nor to prevent or punish violations thereof; and the powers conferred by this article shall be in addition to and supplemental to the powers conferred by the constitution, any other law or ordinance. Nothing in this article shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise or to exercise those powers granted specifically by K.S.A. 12-1750:1756. (Code 1994)

ARTICLE 7. MOVING BUILDINGS

4-701. BUILDING OFFICIAL; AUTHORITY. The City manager or his or her authorized designee shall be responsible for the administration and enforcement of this article and appointment of an inspector in accordance with sections 4-204:209 of this chapter, which apply in a like manner to this article. (Code 2012)

4-702. PERMIT REQUIRED. No person, firm or corporation shall move, haul, or transport any house, building, derrick, or other structure of the height when loaded for movement of 16 feet or more from the surface of the highway, road, street or alley, or a width of eight feet or more or which cannot be moved at a speed of four miles per hour or faster, upon, across or over any street, alley or sidewalk in this city without first obtaining a permit therefor. (K.S.A. 17-1914; Code 2012)

4-703. SAME: APPLICATION FOR PERMIT. All applications for permits required under the provisions of this article shall be made in writing to the city clerk specifying the day and hour said moving is to commence and the route through the city's streets over which the house, building, derrick or other structure shall be moved and stating whether it will be necessary to cut and move, raise, or in any way interfere with any wires, cables or other aerial equipment of any public or municipally-owned utility, and if so, the application shall also state the name of the public or municipally-owned utility, and the time and location that the applicant's moving operations shall necessitate the cutting, moving, raising or otherwise interfering with such aerial facilities. (K.S.A. 17-1915; Code 2012)

4-704. SAME; BOND, INSURANCE REQUIRED. (a) It shall be the duty of any person at the time of making application for a permit as provided in this article to give a good and sufficient surety bond to the city, to be approved by the governing body, indemnifying the city against any loss or damage resulting from the failure of any such person to comply with the provisions of this article or for any damage or injury caused in moving any such house or structure. The bond herein shall be in the sum of \$5,000, or cash may be deposited in lieu of such surety bond.

(b) A public liability insurance policy issued by an insurance company authorized to do business in the State of Kansas, in the amount of \$100,000 per person, \$300,000 per accident as to personal injury, and \$50,000 property damage may be permitted in lieu of a bond.
(Code 2012)

4-705. SAME; FEE. Before any permit to move any house or structure is given under the provisions of this article, the applicant shall pay a fee of not less than \$5.00 to the city clerk; plus the additional cost for the time for any city crews involved in such moving. (Code 2012)

4-706. CONTRACTOR; LICENSE REQUIRED; FEE. The provisions of sections 4-219:225 of this chapter shall apply in a like manner to this article. (Code 2012)

4-707. ROUTE; DUTIES OF BUILDING OFFICIAL. The city clerk shall, upon filing of the above application, refer the same to the chief building official or his or her authorized designee to check the proposed route and determine if it is practical to move such house or other structure over the route proposed. If it shall appear that such route is not practical and another route may be used equally well with less danger to street and travel, then he or she may designate such other route as the one to be used and shall notify the applicant of the

same. The building official may also require the planking of any street, bridge or culvert or any part thereof to prevent damage thereto. It shall also be the duty of the chief building official or his or her authorized designee to inspect the progress of moving any house or other structure to see that the same is being moved in accordance with the provisions of this article. (Code 2012)

4-708. NOTICE TO OWNERS. (a) Upon issuance of a moving permit the applicant shall give not less than 15 days written notice to any person owning or operating any wires, cables or other aerial equipment along the proposed route of the intent to move the structure, giving the time and location that the applicants moving operation shall necessitate the cutting, moving, raising or interfering of any wires, cables or other aerial equipment.

(b) The notice provision of subsection (a) shall not apply where the person owning or operating any wires, cables or other aerial equipment has waived their right to advance notice.

(c) Should the moving operation be delayed, the applicant shall give the owner or his or her agent not less than 24 hours advance notice of the actual operation.

(K.S.A. 17-1916; Code 2012)

4-709. DUTY OF OWNERS. (a) It shall be the duty of the person or the city owning or operating such poles or wires after service of notice as provided herein, to furnish competent lineman or workmen to remove such poles, or raise or cut such wires as will be necessary to facilitate the moving of such house or structure. The necessary expense which is incurred thereby shall be paid by the holder of the moving permit. (b) The owner of any wires, cables or other aerial equipment, after service of notice as provided in section 4-708, shall be liable to the permit holder for damages in an amount not to exceed \$100.00 per day for each day the owner shall fail or refuse to accommodate the permit holder's moving operations.

(K.S.A. 17-1917; Code 2012)

4-710. INTERFERING WITH POLES; WIRES. It shall be unlawful for any person engaged in moving any house or other structure to raise, cut or in any way interfere with any wires or poles bearing wires or any other aerial equipment. (K.S.A. 17-1918; Code 2012)

4-711. DISPLAY OF LANTERNS. It shall be the duty of any person moving any of the structures mentioned in this article upon or across any street, alley or sidewalk or other public place, in this city, to display red lanterns thereon in such a manner as to show the extreme height and width thereof from sunset to sunrise. (Code 2012)