

## Accessory Building/Garage

---

**PRIOR TO ACCEPTANCE OF APPLICATION, THE FOLLOWING MUST BE SUBMITTED:**

1. Scaled site plan showing location of proposed building, property lines and other structures.
2. The following information must be completed on the permit located on the back of this page:
  - a. Date
  - b. Job Address where structure will be built
  - c. Property Owner Name, Address, and Phone Number.
  - d. Contractor Name and Phone Number (If Applicable)
  - e. List trade contractors (If Applicable)
  - f. The following must be described under Work Description:
    - i. Type of building (Garage, Storage Shed, Carport)
    - ii. Building Size (Width, Length, Height, or Square Footage)
    - iii. Framing Type (Wood, Pole Barn, Steel, Other)
    - iv. Foundation
    - v. Exterior (Wood Siding, Metal, Other)
    - vi. Type of Roof Covering
  - g. Valuation
    - i. Must include materials and labor even if property owner is building structure
3. The following provisions and requirements of the City of Arkansas City Zoning Regulations with regards to detached accessory buildings include the following stipulations:
  - a. May be constructed in the rear yard no closer than 3 feet to side property line and 5 feet from rear property line and 10 feet from the dwelling.
  - b. Exterior of the structure must be of new materials
  - c. Framing members may be used materials if approved by the Building Official
  - d. No single accessory building in a zoning district where residences are a permitted use shall occupy more than 30%, nor shall all such buildings collectively occupy more than 40% of the required yard spaces in the rear half of the lot. In the case of a corner lot no accessory building shall project closer to the street side yard than the front yard abutting.
  - e. It is the responsibility of the applicant, owner and/or contractor to locate property lines, build the structure according to the approved site plan and permit, and contact **1-800-DIG-SAFE** for the location of utilities on said property.

## Attached & Detached Garage Construction

### **Attached Garage:**

R309.2-The garage shall be separated from the residence and its attic by not less than 1/2" gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.

### **Detached Garage:**

\* No single accessory building in a zoning district where residences are a permitted use shall occupy more than 30%, nor shall all such buildings collectively occupy more than 40% of the required yard spaces in the rear half of the lot. In the case of a corner lot no accessory building shall project closer to the street side yard than the front yard abutting.

\* Detached garage may be built no closer than 3' from the side property line and 5' from the rear property line.

**Receptacles:**

All 110 volt receptacles in a garage shall have GFCI protection.

Exceptions:

1. Receptacles not readily accessible.
2. Receptacles for appliances occupying dedicated space.

**Foundation:**

Detached buildings greater than 400 square feet shall have a permanent foundation extending to at least the frost line (24 inches below grade). Foundation may be monolithic trench footing minimum 8” in width or spread footing with stem wall.

**REQUIRED INSPECTIONS:**

**Footing Inspection:** Shall be made after excavations for footings are complete and any required reinforcing steel is in place.

**Foundation Inspection (Basement or stem wall):** Shall be made after all forms and supports are installed and reinforcement steel is in place.

**Concrete Slab or Under –Floor Inspection:** Concrete slab and under-floor inspections shall be made after the in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed.

**Rough Inspection:** Frame inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and rough electrical, plumbing, heating wires, pipes and ducts are approved.

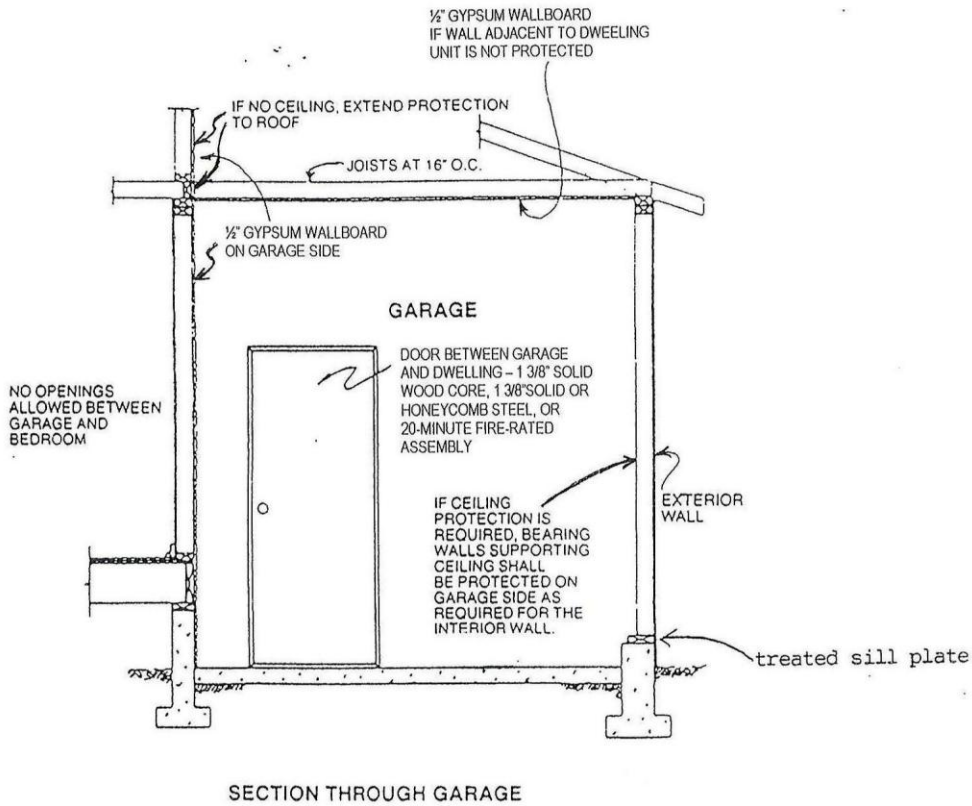
**Drywall Inspection:** Gypsum board inspection shall be made after the gypsum board, interior and exterior is in place, but before any plastering is applied or before fasteners are taped and finished.

**Fire-Resistant Penetrations:** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**Final Inspection:** The final inspection shall be made after all work required by the permit is completed.

**Storm Water Inspections:** Best Management Practices

**Other Inspections:** In addition to the inspections noted above the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the building code and other laws enforced the office of the building official.



## Foundation Requirements Wood Frame Dwellings & Accessory Structures

### 1. Reinforcement Requirements

A. Footing-2 1/2" bars, evenly spaced, joints lapped 12"

B. Stemwall-2 1/2" bars, evenly spaced, supported by 1/2" upright bars, 5' on center, joints lapped 12"

C. Basement-4 rows 1/2" bar, evenly spaced, supported by 1/2" upright bars, 5' on center, joints lapped 12"

2. Minimum 10" wall with 4" brick ledge for veneer exterior.

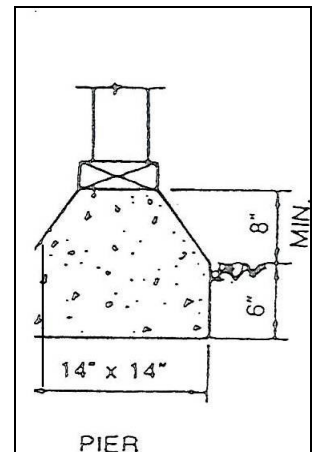
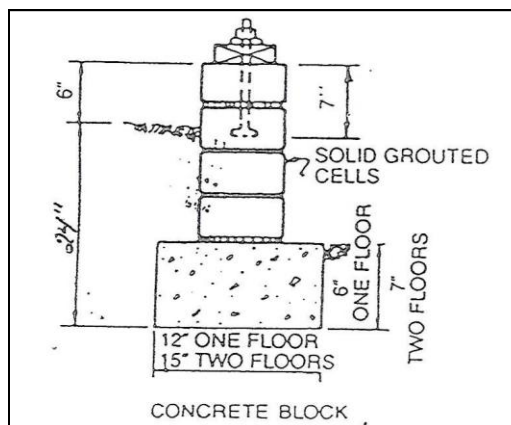
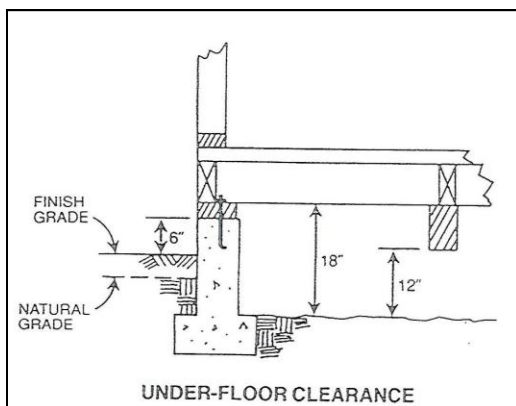
3. Foundation bolts, 1/2" embedded 7" in concrete on 6' center 2 bolts per piece, 1 bolt within 12" of ends.  
Properly sized nut and washer required.

4. Sill plate must be treated wood or foundations grade redwood.

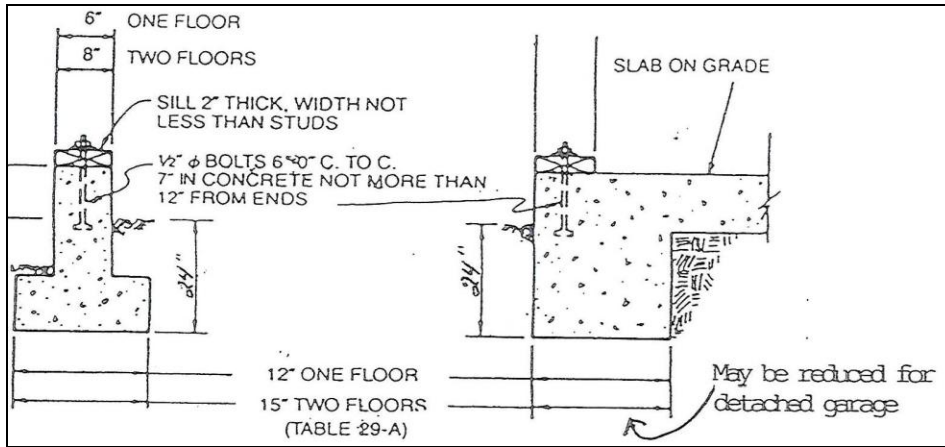
5. Foundation ventilation must have 1 square feet for each 150 square feet or underfloor area. Openings divided equally and on opposite ends. Openings shall be covered with 1/4" corrosion resistant wire mesh.

6. Minimum 18" crawl space area required under wood floors.

All foundations to extend into natural undisturbed ground below frost line: Arkansas City, KS Frost Line = 24"



Number of floors supported of the foundation	Thickness of Foundation Wall (Inches)		Width of Footing (Inches)	Thickness of Footing (Inches)	Depth below undisturbed ground surface (Inches)
	Concrete	Masonry			
1	6	6	12	6	12
2	8	8	15	7	18
3	10	10	18	8	24



**APPLICATION FOR CONSTRUCTION PERMIT  
CITY OF ARKANSAS CITY, KANSAS**

Permit Number:		Permit Fee:		Plan Review Fee:		Total Fee:	
Date:	Job Address:			Parcel Address:			Zone:
Legal Description:	Lot Number:	Block:	Addition:			CAMA #:	
Owner:			Address:		Phone:		
Contractor:		Electrician:		HVAC:		Plumber:	
Phone Number:		USE OF BUILDING RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/>					
TYPE OF PERMIT	<input type="checkbox"/> BUILDING <input type="checkbox"/> CURB CUT <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FENCE <input type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> ROOFING <input type="checkbox"/> SIGN						
CLASS OF WORK	<input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE <input type="checkbox"/> REPAIR						
Construction Type:	Occupancy Class:	Occupant Load:	Number of Stories:	Project Size:	Lot Size:	Floodplain: <input type="checkbox"/> YES <input type="checkbox"/> NO	Floodplain Zone & Elevation:
<b>WORK DESCRIPTION:</b>							
<b>SPECIAL CONDITIONS:</b>							
TO SCHEDULE INSPECTIONS: 620-441-4420							
VALUATION (INCLUDE ALL LABOR AND MATERIALS):							
<p>THAT THE SAID BUILDING SHALL BE DEMOLISHED, CONSTRUCTED, REMODELED, OR REPAIRED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LAWS OF THE STATE OF KANSAS AND THE ORDINANCES OF THE CITY OF ARKANSAS CITY RELATIVE TO FIRE REGULATIONS, SUBDIVISION REGULATIONS, ZONING AND ALL OTHER REGULATIONS CONTROLLING SUCH WORK, IN A SUBSTANTIAL AND WORKMANLIKE MANNER AND ACCORDING TO THE RECOGNIZED STANDARD METHODS OF CONSTRUCTION EMPLOYED FOR THE TYPE AND CLASS OF BUILDING ADOPTED FOR THE BUILDING; THAT THE CITY OF ARKANSAS CITY SHALL BE HELD HARMLESS FROM ANY AND ALL LOSS AND EXPENSE OR LIABILITY OF ANY KIND WHATSOEVER WHICH THE CITY MAY SUFFER, INCLUDING ALL COSTS INCURRED IN THE DEFENSE OF ANY SUIT OR ACTION RESULTING FROM THE ISSUANCE OF THIS PERMIT, OR BECAUSE OF THE DEMOLITION OF THE SAID BUILDING OR CONSTRUCTION, THEREOF, OR BY ANY REASON OF ANY ACT OR THING DONE BY VIRTUE OF THIS PERMIT.</p> <p>BEFORE STARTING ANY EXCAVATION, KANSAS ONE CALL MUST BE CONTACTED AT 1-800-344-7233. AN ASBESTOS INSPECTION MAY BE REQUIRED. CONTACT THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT, ASBESTOS CONTROL SECTION, 1-785-296-1550 FOR INFORMATION. IF REQUIRED, A COPY OF THE ASBESTOS INSPECTION REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO ANY WORK BEING PERFORMED.</p> <p align="center"><b>WORK MAY BE STOPPED OR PERMIT CANCELED BY BUILDING OFFICIAL FOR JUST CAUSE.</b></p> <p align="center"><b>I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT.</b></p>							
X _____ (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)					____/____/_____ DATE		
_____ (ICC PERMIT TECHNICIAN SIGNATURE)					____/____/_____ DATE		