



Under Construction

July 2015



FROM THE BUILDING OFFICIAL	1
HOME SHOW	1
TIE DOWNS FOR ROOF	2
NEW EMPLOYEE	2
SPRAY FOAM INSULATION	3
ELECTRONIC PLAN SUBMITTAL	3
CONGRATULATIONS	3
TRADE LICENSE CHECK	3

OFFICE CLOSED

September 7

November 11

November 26 & 27

December 24(half)
and 25

City of Manhattan Code Services Department

FROM THE BUILDING OFFICIAL

We have had quite a bit of activity this spring and summer so far with building permits. The residential permits are steady and with several new subdivisions working on infrastructure, I think by this fall we'll see an increase. Also, several new commercial buildings either have recently been permitted or are in the plan review stage and will be permitted soon. All of this tally's up to a lot of activity in Manhattan in 2015.

I hope you find something of interest in this newsletter. We try to have a little something for all different types of contractors and trades. If you know of something you would like to see in here though, please let me know and we'll do our best to get it put in. Another good place to look for code related information, permits that have been issued, license info and upcoming classes/events is on our website at www.cityofmhk.com. Otherwise, have a good summer and as always, if you have any questions, comments or concerns, I encourage you to stop in my office, give me a call or send me an e-mail. I always appreciate the communication and feedback.

Brad Claussen
Building Official
City of Manhattan, KS

HOME SHOW

Thank you to everyone who stopped by our booth at the home show. It was a good and productive weekend and we are looking forward to seeing everyone at next years home show.



TIE DOWNS FOR ROOF

We recently received a question with respect to roof tie-downs in the 2012 IRC and thought this would be good information to review. Section 802.11 in the IRC is the section that applies to this topic.

First, let's look at stick built roofs. Unless the roof meets one of the two following parameters, it will need tie downs:

200 lbs or less uplift force and 24" on center spacing max.

Or

Design wind speed 90 mph or less, exposure category B (IRC section 301.2.1.4 but mostly all of town), roof pitch 5:12 or greater, spacing max of 24" on center and roof span (entire width not rafter span) of 32' or less.

Table 802.11 gives you the wind uplift if you know the rafter spacing, design wind speed (90 mph here) and roof pitch. Keep in mind there are some reductions in uplift allowed in the footnotes to this table such as a reduction of 30% for buildings with hip roofs and greater than 5:12 pitch. This may sound confusing but when one applies this to a specific roof it isn't that difficult. You may note that changes in past code editions were meant to encourage high slope and hip roofs which have been shown to perform better in high wind events.

Trusses under the 2012 code have the following options for connections but will normally require tie downs:

Truss Design drawings (always the first option for trusses)

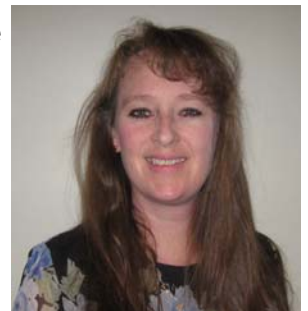
Table R802.11 (this option was inserted for those locales that do not require truss design drawings)

An engineered approach

If you are planning on not using tie downs of some sort whether that be hurricane clips or the Simpson screws now made for this purpose, please let us know on your plans so we can confirm that tie downs are not required for that particular roof.

NEW EMPLOYEE

Please welcome Marie Barnett, part-time administrative assistant. Marie joined our office on May 18. Marie and her husband, Mike, moved to Manhattan in 1993. She enjoys fostering and caring for animals, boating, gardening and spending time with her husband of 21 years.





SPRAY FOAM INSULATION

These days we are seeing a lot more spray foam insulation being used in buildings. Something to keep in mind is the code requirement for all foam plastic products to be separated from the inside of the house with a 15 minute thermal barrier. This is usually $\frac{1}{2}$ " sheetrock but could be other approved products as well. Also important to note that most spray foam insulation in attics require an ignition barrier applied directly over the foam. This could be $\frac{1}{2}$ " sheetrock, $\frac{1}{4}$ " wood structural panel, $\frac{3}{8}$ " particleboard or an approved spray or brush applied thermal barrier.

ELECTRONIC PLAN SUBMITTAL



As most of you are aware, our office has been accepting plan submittals electronically for the past few years. Electronic plan submittal has made it possible to distribute the plans for review more efficiently, cut down plan review times and reduce printing costs. In an effort to further improve the plan submittal and permitting process, our office has purchased a large format printer. The printer gives our office the capability to do all plan printing associated with the building permit process. We will continue to accept plan submittals electronically in PDF format or in paper form. If you wish to continue submitting plans in paper form, it is only necessary to submit one copy of the plan set with your building permit application.

CONGRATULATIONS



Darren Emery, Senior Code Services Officer, for passing all three modules and attaining the Certified Building Official designation from ICC.

Ryan Courtright, Senior Plans Examiner, for passing all three modules and attaining the Certified Building Official designation from ICC.

Justin Befort, Residential Plans Examiner, passed the International Code Council Residential Building Inspector certification.

TRADE LICENSE CHECKS

If you are in one of the licensed trades (electrical, mechanical, plumbing) please make sure that you have your license or apprentice card with you at the jobsite. Our inspectors will be checking those licenses and if you do not have one, you run the risk of a citation. Included in this newsletter is an information sheet with several points to remember about trade licensing. If you have any questions, please let us know.



City of Manhattan Code Services Department

City of Manhattan

Code Services

2000 Denison Avenue

Manhattan, KS 66502

Phone: 785-587-4506

Fax: 785-587-4514

Office Hours:

M-F 8:00am—5:00pm

Under Construction is published as a contractors' newsletter by the Code Services section of the City of Manhattan Fire Department. Please submit any comments and suggestions to us.

STAY INFORMED

Web Pages

City of Manhattan	http://www.cityofmhk.com
ICC Code Central	http://www.iccsafe.org
Northwest Builders Network, ADA & Building Code Compliance Center	http://www.nwbuildnet.com/stores/bmada/index.html

Phone Numbers

Code Services	587-4506
Fire Services	587-4504
Customer Service	587-2480
Community Development	587-2412
Public Works	587-2415
Storm Water	587-2415
Sewer Maintenance	587-4547
Riley County Register of Deeds	587-6340
Riley County Public Works	587-6330
Riley County / Manhattan Health Department	776-4779