

# **AMENDED BUILDING CODES CITY OF OZAWKIE, KANSAS**



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CODE OF THE CITY OF OZAWKIE, KANSAS**

March 28<sup>th</sup>, 2007

# OZAWKIE BUILDING CODES AMENDED

## Chapter 1.

## CONSTRUCTION LIMITS

C-101: Regardless of its location (R-1, R-1a, R-2 or Business) the following minimum amendments to the I.B.C. are established:

- A. All framed interior wall surfaces shall be covered with no less than one-half inch ( $\frac{1}{2}$ " wallboard, except in the tub and shower areas, which shall be covered with no less than one-half inch ( $\frac{1}{2}$ " water resistant wallboard
- B. Any wall between an attached garage and the dwellings shall be covered with no less than five-eighths inch ( $\frac{5}{8}$ " thick fire resistant wallboard.
- C. Any entry from an attached garage to a dwelling unit shall be either (a) a steel fire-door or (b) a solid core wood door.
- D. Roof pitch shall be no less than six inch (6") rise in one foot (1') run (i.e. 6 in 12 pitch).
- E. Roof overhang shall no be less than sixteen inches (16"), not including guttering, measured from the exterior sheathing to the front/outside of the fascia on all soffitts.
- F. All interior walls shall be not less than two inch (2") by four inch (4"), (i.e. 2x4) studs or equivalent dimensions.
- G. The height of any single story building shall be no greater than twenty-one feet above the existing highest point of the lot on which the dwelling is to be constructed. While "fill" is authorized in order to raise the building on the lot for landscaping or water control purposes, material may not be used to artificially raise the "highest point" on the lot.

- H. This restriction shall not apply to residences constructed on Kiowa Street in Block P (two-story structures permitted).
- I. The maximum height of any structure in Block S, the “Business District”, shall be twenty-one (21) feet. This measurement shall be made from the top of the footing.
- C-102. Where in any specific case, different sections of this code and the I.B.C (International Building Codes) specify different materials, methods of construction or other requirements, the most restrictive shall apply.
- C-103. Where there is a conflict between a general requirement of this Code and/or the I.B.C., and a specific requirement of this code, the specific requirement shall be applicable.

Chapter 2.

STAND ALONE YARD LIGHTS

C-201: (A) Owners of all residential structures within the City of Ozawkie shall install and maintain a stand-alone yard lights on their premises. The following guidelines are provided:

- A. Each light shall operate daily from one (1) hour after sunset until one (1) hour before sunrise.
- B. For safety and security, each yard light shall be so designed and located, so as to adequately light the premises on the street frontage.
- C. Electric yard lights shall have a minimum or equivalent to 25 watts.
- D. Gas lights shall have one (1) or more mantles.

Amended: 8/16/2011

C-202(A): ENFORCEMENT AND PENALTY

- A. The City Council shall designate a person to approve the particular design and location of yard lights.
- B. Appeals from the decisions of the designee may be made to the City Council within thirty (30) days of the designee's decision; the designee's decision will be final and may not be appealed.
- C. Any owner or occupant of the premises in violation of this ordinance shall be cited for the violation.
- D. Each nighttime period constitutes a separate violation. The penalty of each violation shall be \_\_\_\_\_. See 1-1118 \_\_\_\_\_.

Amended: 8/16/2011

Chapter 3. HOUSE NUMBERS

C-301: For purposes of identification and as an assist to emergency personnel, residences shall display numbers as designated in their legal address.

- A. All houses, residences, and businesses in the City of Ozawkie, shall be numbered as provided herein.
- B. The numbers shall be those numerals at the beginning of the official postal address. (i.e. 107 Kansa = “107”)
- C. Numbers shall be placed on the front of the building, door, post or transom or other location so that they are conspicuous and easily seen and read from the street.
- D. Numbers shall be a minimum of three (3) inches in height.
- E. Numbers may be made of any material but shall be of a color that contrasts with its background.
- F. All new structures shall have the numbers displayed prior to occupancy.

C-302: PENALTY

Any owner, agent, firm, corporation, association, organization or any entity convicted of violating the provisions of this Ordinance shall be fined a sum not exceeding Twenty-five and 00/00 dollars (\$25.00) for each day’s offence. Each and every day’s violation shall be construed a separate offense. (See 1-118)