

Burleigh BPZ Bulletin

Burleigh County Building/Planning/Zoning

MAY 2015

Volume 2 Issue 2



In this issue:

- From the Desk of Ray Ziegler **2**
- It's Not a Case of Burn Baby Burn!
- Spring + Septic Systems **3**
- May is Building Safety Month
- David Bowe Music and the Burleigh County Welcome Cromwell Township **4**
- Let's Clear the Air! **5**
- Wake Up! **6**

Not a Drop to Drink?

Almost every day in the news there are articles about drought and water shortages around the nation. California just enacted a law requiring the reduction of water usage by 24% or face huge fines. Burleigh County does not have the same problems as California, but that does not mean that we can't start conserving water. Sometimes just making small adjustments can make a difference.

I know everyone has heard about shutting off the water while brushing your teeth or using a rinse sink instead of running water for rinsing dishes. These are common everyday practices of people who grew up using well water and who still use well water today know. But what about other ways that could help conserve water? I searched the internet and found some different ways to conserve water that are inexpensive, but work.

1. Check for leaks in your toilet. Put a drop of food coloring in the tank, if the color leaks in the bowl without flushing you have a leak. A leaky toilet can waste about 200 gallons of water a day.
2. Replace your toilet with a high efficiency toilet and you will save 2.2 gallons a flush.
3. Fill plastic drink bottles with about an inch of sand or pebbles for weight, fill with water and place in the tank on your toilet. This will reduce the amount of water used to flush a toilet. Just be sure you have enough water in the tank to flush

your toilet. Not enough water to flush can end up using more water since you might re-flush or hold the handle down to keep the water flowing.

4. Take a five minute shower rather than a bath. A shower uses 10 to 25 gallons of water,



while a bath uses 70 gallons. If you really like baths, put the stopper in before you turn on the water, then adjust the temperature while filling the tub.

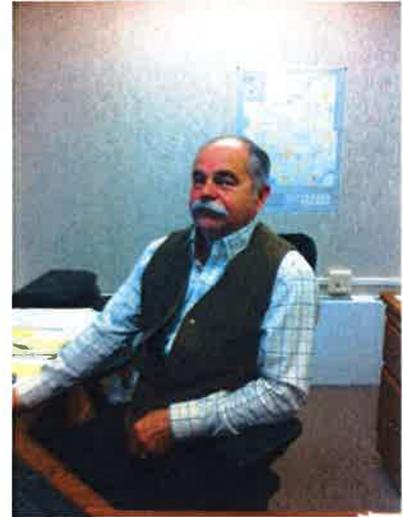
5. Water before 8 a.m. Watering early reduces evaporation, helps your plants grow, and can reduce water usage by 25

gallons each time you water.

6. Save rain water to use when watering indoor and outdoor plants.
7. Mulch, Mulch, Mulch! Using organic mulch around plants help reduce evaporation, meaning less watering.
8. If you are remodeling or even building a new home or shop, look into water efficient fixtures. They may cost a little bit more, but will save you money in the long run.

Burleigh County is not experiencing a drought in the proportions that California or Texas are, but we are seeing reductions in precipitation every year. Making small adjustments in how we use water now, can impact our future water supply. It is like preparing an emergency kit, you hope you don't need it, but you have it ready just in case.

From the Desk of Ray Ziegler, Burleigh County Building Official



Almost every week I receive a call from people wanting to install a manufactured (mobile) home in our jurisdiction in Burleigh County. Like any building in Burleigh County, there are rules that apply for the safety of the residents.

Any new manufactured home installed in North Dakota is required to be installed by a licensed installer. It must also be inspected by a certified inspector. This inspection assures the manufactured home is installed according to the manufacturer's instructions and specifications. The inspector will also verify that any problems found during inspection are corrected before they sign off on the inspection. The only exception to the rule regarding registered installers is if a homeowner wants to install the home by themselves. They are allowed to take this option, but must still have a certified inspector do an inspection of the installation.

Upon completion of an installation of a manufactured home and the home has been found to be in compliance by the certified inspector, a state insignia is attached to the exterior of the home. Even homes that are installed by the homeowner must have a state insignia.

The state requires a minimum of one inspection for a single-wide unit, and two for a double-wide unit, but an inspector may conduct as many inspections as deemed necessary. A certified inspector must complete training courses on the requirements and correct installation of a manufactured home, and take required refresher course to keep their certification.

For those of you that are thinking of a new manufactured home, Marvin and I are both certified inspectors with the State of North Dakota and the state regulations apply to Burleigh County. We are also available to answer questions you might have regarding the installation of your new manufactured home. Please feel free to call us at 701-221-3727 or e-mail at burleighcobuilding@nd.gov

It's Not A Case of Burn Baby Burn!

Pictures provided by Val Veum



The grass fires in Burleigh County this spring have burned hard and fast. Here are a few tips for home owners

1. Create a "safe zone" generally 30 feet around your home. Clear away loose grass, leaves etc..
2. Properly maintain dead trees, plants and grass especially around buildings
3. Maintain a 10' "safety zone" around grills and propane tanks.
4. Check for burn warnings and avoid burning on windy days.
5. Make sure all fires are extinguished completely. Soak them with water to make sure no coals remain.
6. Be prepared with escape routes in case the fire nears your home.

Spring = Septic Systems by Marvin Dahle

Proper location, design, installation, use and maintenance of your sewage treatment system (STS) should give you many years of service and be a good neighbor when it comes to public health. STS design has come a long way in designing systems that are good for the environment and is very effective in treating sewage.

Lets start with location, a very important issue. The location of a possible STS determines the design, sizing, and type of system that will work in that location. After locating a proper area, it is very important to take a soils sample to see which type of systems works best for the area. There are three basic types of design for your system: below grade, at grade, and mounded. Each is very effective on treatment of sewage with the proper sizing and installation. Soil tests determine which the best system for the area is.



After a location has been selected and a soil sample taken, a system designer will take the information from the soil sample and combine it with information about the house being built. Most commonly the designer will use the amount of bedrooms in the home as guide for determining the potential maximum usage which helps to determine the size of the tank and the treatment area. Another important factor is the use of a garbage disposal. They are allowed, but not recommended for homes with a STS. Use of a garbage disposal could require you to install a tank one half size larger to handle the increase solids retained in a system between maintenance or pumping.

No matter how good your plans are or how perfect the location for STS, your system is only as good as the installation of the system. It is important to find a licensed, certified, experienced installer. Proper installation will protect your systems from freezing and allow it to work as it was designed. When installing a STS your installer should have many years of service and know the treatment of discharge will protect public health, safety and general welfare of the ground water. A certified or licensed contractor can also assist with correct maintenance and use of the designed system.

Marvin Dahle is the Code Enforcement Officer for Burleigh County



MAY IS BUILDING SAFETY MONTH!

May not only means spring, but it is also Building Safety Month. The International Code Council (ICC) and its members (Burleigh County BPZ Department is a member) celebrate Building Safety Month every May. The ICC is dedicated to developing codes and standards used in the design, building and compliance to insure "safe, sustainable, affordable and resilient structures". All fifty states and the District of Columbia have adopted the I-Codes as a guide to building in the states. When you hear "Is it code compliant" it usually means "is it ICC compliant".

The theme for 2015 is **Resilient Communities Start with Building Codes**. Each week in May has a different point of focus, while maintaining the central theme.

Week One// May 4 – 10, 2015 – Don't Get Burned – Build to Code

Week Two// May 11 – 17, 2015 – Bounce Back Faster From Disaster – Build to Code

Week Three// May 18 - 24, 2015 – Water Safe, Water Smart – Build to Code

Week Four// May 25 – 31, 2015 – Save Energy – Build to Code

DAVID BOWE MUSIC AND THE BURLEIGH COUNTY BUILDING/PLANNING/ZONING DEPARTMENT

CH-CH-Changes, just like the David Bowie song from 1971, the Burleigh County Building/Planning/Zoning website has changed. If you haven't browsed the Burleigh County website now is a great time.



Album Cover Art : prograrchives.com

We have started as of April 1, collecting zoning ordinance from the townships that are organized and have their own zoning ordinance. You can access them by going to the zoning section of our website. These zoning ordinances will act as a guide when you have questions about zoning in your township. You will, of course, have to contact your township supervisor with questions, but these zoning ordinance should give you start.

We have also added a new section titled Burleigh County Plats with Addresses. This section is just what it states; all the subdivision and township plats that we have in our office have been scanned and uploaded to the Burleigh County website. A big thank you to Greg Carlson from Burleigh County GIS for scanning the documents for us.

Another addition the Burleigh County Building/Planning/Zoning Department has added is a new e-mail address, burleighcobuilding@nd.gov This e-mail can be accessed by anyone in the BPZ office. It is a central location to send your request, questions and comments. We check it twice a day for any e-mail request or comments, so it is not the best place for emergencies, but a great place to get information you might need.

Take a few minutes of your day and explore our website changes. You might find the information you were looking for. Maybe after exploring the website you have an idea on what else you would like to have or what would be helpful for you, just send us an e-mail or even give us a call. We are here to offer assistance to the residents of Burleigh County. Any feedback, good or bad, is ALWAYS welcome!

WELCOME CROMWELL TOWNSHIP!

A BIG WELCOME to Cromwell Township!

Cromwell Township Supervisors have signed a service agreement with Burleigh County to do their building inspections and plan review . We look forward to working with Cromwell on their building needs.

If you are planning to build in Cromwell Township, please contact the Burleigh County Building/Planning/Zoning Department at 701-221-3727 or by e-mail at burleighcobuilding@nd.gov

Let's Clear the Air!

It's an exciting day. The builder is done with his work, the Certificate of Occupancy has been issued, it's time to turn the lock and open the door to your new home. That new home smell is almost as important as the smell of the first new car you ever purchased. That wonderful new home smell could, however, contain toxins that can hang in the air for weeks, months, even years. Instead of just covering those smells with flowery or woody scents, use house plants to naturally remove those toxins from the air.

Mother Nature Network (www.mnn.com) has a list of 15 houseplants that clean common chemicals from your home. Here are the easiest to grow:



Spider Plant (*Chlorophytum comosum*)
Battles benzene, formaldehyde, carbon monoxide & xylene and is safe for pets



Peace Lily (*Spathiphyllum*)
Removes formaldehyde, benzene and trichloroethylene and can combat toluene and xylene



Red-edged Dracaena (*Dracaena marginata*)
The best for removing xylene, trichloroethylene and formaldehyde



Mother-in-law tongue (*Sansevieria trifasciata* 'Laurentii')
One of the best for filtering formaldehyde in your bathroom .
It thrives on low light and humid air



Gerber Daisy (*Gerbera Jamesonii*)
Removes trichloroethylene and benzene. Plus it is pretty!



Bamboo Palm (*Chamaedorea sefrizii*)
Best for removing formaldehyde, trichloroethylene and benzene

CHEMICALS

Benzene - Found in glues, paints, furniture wax and detergent's

Formaldehyde— Found in carpets, plywood fiberboards resins, glues and other construction components.

Trichloroethylene—Found in paints, adhesives and spot removers



Burleigh County Building/
Planning/Zoning

221 N 5th Street
PO Box 5518
Bismarck, ND 58506-5518

Phone: 701-221-3727
Fax: 701-221-3726
www.burleighco.com



Building, Planning and
Zoning for a brighter future

WAKE UP! IT'S TIME TO STOP DREAMING ABOUT SUMMERTIME GET OUT AND ENJOY IT!

Wake Up! Summer is almost here! Stop dreaming about summer fun, plan it now. Burleigh County has many great parks for camping, swimming, boating or just having a day picnic. Here is a list of parks and historical sites in Burleigh County:

Driscoll Sibley Park – Camping

Kneifel Boat Landing and Park – Boat ramp and rustic camping

McDowell Dam – Paddle boats and kayaks for rent, picnic areas and swimming

Menoken Village Historical Site - On-site parking, interpretive signs and trails

Steckel Ramp, Mitchel Lake, Kimball Bottoms and McLean Bottoms - camping and boat ramps



Get out and enjoy the Burleigh County Parks.

Information regarding these parks can be found at www.burleighco.gov or for the Menoken Village Historical site <http://history.nd.gov>