Burleigh BPZ Bulletin

Burleigh County Building/Planning/Zoning

January, February, March **Volume 3 Issue 1**

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Welcome New Changes!

January 1, 2016 is the start of a new partnership between the City of Lincoln and the Burleigh County Building/Planning/Zoning Department. Burleigh County will be taking over inspections and permitting for the City of Lincoln.

The City of Lincoln will now be a one stop shop for contractors and builders. All building applications will be submitted to the City of Lincoln at their offices on Santee Road. This will include all permits for residential, and commercial building of all types. When the permit application has been reviewed and approved, contractors will be able to pick up the issued permits and documentation at the City of Lincoln City Hall.

Our office will review all building permits sent to us from the City of Lincoln. After our review and pre approval from the City of Lincoln, we will issue the permit and send it to the City of Lincoln for contractor pick up and signature. When you are ready for your first inspection, you just call the Burleigh County Building/ Planning/Zoning office at 701-221-3727. It is important to note that Burleigh County will not accept any permit applications for buildings, residential or commercial in our office. All ***building*** permit applications must be received by the City of Lincoln.

Plumbing, Mechanical and Septic permits and inspections can be obtained and scheduled through the Burleigh County Building Department by calling 701-221-3727. Electrical permits and inspections will be handled by the State Electrical Board.at 701-202-9390.

It is the City of Lincoln and Burleigh County Building/Planning/ Zoning goal to make the transition from the City of Bismarck Building Inspections to Burleigh County Building Department as easy as possible.

If you have any questions or concerns, please feel free to contact our office at 701-221-3727 or the City of Lincoln at 701-258-7969.

From the Desk of Ray Ziegler, Burleigh County Building Official

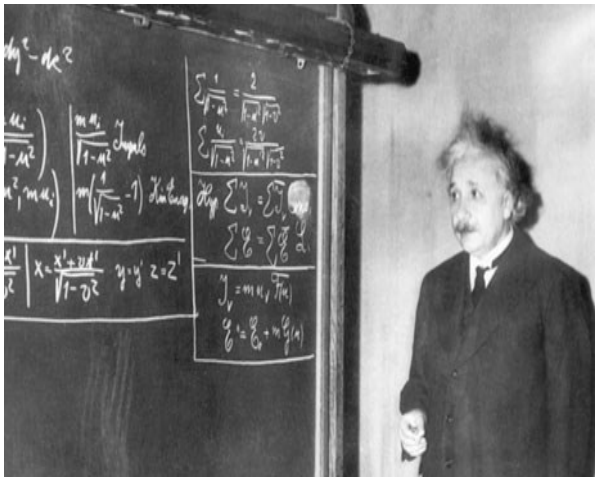
Contractors have heard me say this many times over the years, the building code is a set of books of minimum standards, but it allows for many options on how we meet those minimum standards.

There are thousands of great examples of how quality workmanship and materials are being used to meet the intent of the building code. The IRC (International Residential Code) which we have adopted, allows the Building Official to approve alternatives.

> R*104.11 An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code.*

To sum-up the true intent of the IRC's nine hundred plus pages into one sentence comes down to this; the intent of the code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

Ok it's a long sentence but the point I want to make is that as the appointed Building Official I want quality workmanship . I want to see good materials being used. If you do this you will "generally" meet the intent of the code. Keep in mind, we have our minimum tolerances to meet for life safety provisions and of course wind, structural loads, heights, distances, grades, etc., etc., etc. When I look at the energy code and how these two categories have worked hand in hand to meet compliance it's truly amazing. Methods and materials have not only inundated new home construction, but look what's happened to existing homes: adding insulation, replacing windows, high efficient furnaces and water heaters. The energy code is much easier to meet when the industry steps up with the product and the education on installing it the right way.



For home owners thinking of spring projects please consider quality first; it typically last longer and looks better. Find out what the difference is between the highest and lowest price, you have several months yet to do your homework.

Sincerely

GARAGE OR MAN CAVE? OR BOTH?

Most of the new house applications we receive have triple car garages. Not because the home owner always has three cars, sometimes it is because part of the garage area is used as a multipurpose space. Growing up in North Dakota, it was not an odd sight to see the car pulled out of the garage and tables set up for family gatherings, or on rainy or snowy days to use the garage as a play area. This is becoming more common, and so are the risks associated with using a garage this way.

The Home Safety Council looked at the use of garages as a multi-purpose space and discovered several safety issues that should be addressed and fixed.

- Stairs- most garage stairs are clutter free, most are not marked. By putting white or reflective tape on the stair edges will make them easier to see in the day or night time.
- Chemical storage – all types of chemicals are stored in garages. Make sure dangerous liquids are kept in their original containers, sealed tightly, out of reach of children (maybe in a locked cabinet) and away from your garage heater. Gasoline should be stored in an approved tightly sealed red plastic or metal container labeled gasoline. Do not keep gasoline in a garage with an appliance which has a pilot light or if your garage is used as a smoking area for your guests in the cold North Dakota winters
- Ladders- store your ladders horizontally against a wall or get some hooks so they are not stored vertically and a temptation for kids to climb.
- Brooms, rakes, shovels and other long handled tools- these should be hung on hooks or stored in a cabinet to keep them from falling over onto your car.
- Propane tanks – Store your grill in your garage, but do not barbeque in your garage! In fact, store your combustible propane outside. Propane has a freezing point of -310 F
- Electrical cords – use outdoor rated electrical cords in your garage. Regular household extension cords aren't heavy duty enough for in your garage. Check the voltage on each outlet so you aren't overloading them. Roll up long cords so they don't get tangled and someone doesn't trip over them. Also store your unused power cords inside your house, so the changing temperatures don't deteriorate them.
- Floor coverings – tarps, cardboard and rugs used to catch dripping auto fluid are just one more thing to trip over in a garage, besides Americans spill over 9 million gallons of gas each year, so any material it drips on is an automatic fire hazard. Allowing fluids to settle into rugs or pool on cardboards also presents hazards to kids and pets, which might decide to taste or play in the fluids.
- Lighting – lots of tripping hazards and tight space should require your garage to be the brightest place in the house, but usually it is the dimmest. Have more lights professionally installed and protect those bulbs with plastic or metal cages, so long handled tools don't knock out the bulbs. If professionally installed lighting is not financially feasible, portable lights with retractable cords are an option and they also offer versatility of being portable.
- Toys – Store toys in your garage in a designated kid's area, away from harmful chemicals and at kid height so they are not temped to climb up to them using whatever is closes.
- Doors – Every night you probably check to make sure all the doors on your house are locked, but what about your garage door? Many garages connect directly to the house, but the door to garage is usually left unlock because the garage doors are down. Many homeowners tend to leave the door from the garage to the backyard unlocked. Lock this door to just like the other doors and windows in your home. Many police departments report entry to the garage, and sometimes the house, is due to an unlocked garage entry door

PLUMBER ALERT!

January 1, 2016 is the start of another new procedure within the Burleigh County Building/Planning/Zoning Department which will affect the plumbers of Burleigh County. Starting January 1, we will no longer ask for a bid amount when you call for a plumbing inspection.

It has been decided after many months of research and discussion; we will use a permitting system similar to the State Plumbing Board., and have developed a form which is available on our website . All you have to do is download the form, print it, fill it out and fax—701-221-3726 or e-mail burleighcobuiling@nd.gov it to our office. When you are ready for an inspection, just give our office a call and we will schedule the inspection.

www.burleighco.com/departments/bpz/inspection/applications/

THE WEATHER OUTSIDE IS FRIGHTFUL!

North Dakota blizzards are harsh and dangerous. New technology offers a longer warning period and gives everyone a heads up that a winter storm is on the way. It still is a smart move to be prepared in case of a blizzard.

Prepare for power outages and blocked roads. Make sure you have candles, matches or lighters a flashlight, battery powered radio and emergency food supplies and bottled water, but most important a ton of blankets!

Stay warm when the power goes out. Designate a room for your family to hunker down in to save heat. Seal cracks and air spaces with towels or tape to keep the warm air in.
DO NOT USE PORTABLE PROPANE HEATERS OR GRILLS for heat inside your home!

Designate a spot in a hall closet to keep a bag of warm clothes for each member of the household. When the power goes out it can get dark fast so it will be hard to find your warm turtle necks, socks and gloves. Include some board games and a deck of cards. Count on the power being out for at least a day.

Consider stocking a Blizzard Survival kit with: batteries, flash lights, battery operated radio, bottled water, toilet paper, nonperishable foods, candles, prescription medications and over-the-counter remedies you use; and if you have babies – diapers, baby wipes, formula and baby food.

Make sure your cellular phone is charged. Now might be a good time to add your emergency numbers in case you need help.

Most importantly when stranded in a blizzard whether it is in your home or your car STAY INSIDE!

REMODEL OR NOT?

Sitting around on a cold winter nights, people tend to see things they would like to improve or renovate in their homes. The economy right now is not doing very well with the drop in oil prices, and plans to raise taxes locally and around the state every dollar you spend on renovations to your home should insure pay back if you ever decide to sell your home. Realtor.com list ten home improvements that offer the best and the worst return on your investment.

THE BEST

1. Attic Insulation at an average cost of $1,268.00, adding fiberglass insulation to your attic adds a resale value of $1,482.00 or 116.9%
2. Manufactured stone veneer, average cost of $7,519.00 adds $ 6,988.00 resale value or 92.9%
3. Garage door – replaced at an average of $1,652.00, adds $1,512.00 resale value or 91.5%
4. Steel entry door, average cost $1,335.00, added value $1,217.00 or 91.1%
5. Upscale garage door – average cost of $3,140.00, added value $2,830.00 or 90.1%

THE WORST

1. Bathroom addition – average cost $42,233.00, resale value $24,727.00 or 56.2%
2. Upscale bathroom addition – average cost $79,380.00, resale value $45,006.00 or 56.7%
3. Upscale master suite addition – average cost $274,474.00, resale value $140,448.00 or 57.2%
4. Upscale bathroom remodel – average cost $57,411.00, resale value $32,998.00 or 57.5%
5. Upscale, composite deck addition – average cost $37,943.00, resale value $21,877.00 or 57.7%

Home improvements are a personal decision and one most families don't take lightly. If the thought of an additional bathroom or the master suite of your dreams tickles your fancy, remodel, remodel, remodel. It's your home, you live there and who knows, by the time you decide you want to sell your home, the numbers may change! Beside if a upscale master suite makes you happy, that is what is important.

Burleigh County Building/
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Building, Planning and
Zoning for a brighter future

BISMARCK—MANDAN HOME BUILDERS ASSOCIATION
39TH ANNUAL HOME SHOW
BISMARCK EVENT CENTER
FEBRUARY 19 3PM—9 PM
FEBRUARY 20 10 AM—6 PM

Come check out our booth at the Bismarck/Mandan Home Builders Association Show at the Bismarck Events Center, February 19 & 20. Burleigh County Building/Planning/Zoning staff will be on hand to answer questions you may have regarding building in the county.

Also available while supplies last will be Burleigh County highway maps, vintage, suitable for hanging maps of Burleigh County and radon test kits.

Stop by our booth and introduce yourself!