

# Burleigh BPZ Bulletin

Burleigh County Building/Planning/Zoning

April, May June

Volume 3 Issue 2

## NOW YOU HAVE OPTIONS!



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We are adding a new feature to the Burleigh County Building/Planning/Zoning department! After working through several obstacles and skepticism, we are now offering TEXTING to our line of services.

Talking with different contractors who work in the county, one thing was dominant with every single contractor. They use texting all the time. They contact their workers, their office staff and even their clients by text. Texting offers the chance to get the information relayed without leaving a voice mail and hoping for an answer back. One contractor even stated that all of his crews use texting. They text him everything from material orders to questions, usually accompanied with pictures. After talking with Marvin Dahle, Code Enforcement Officer, he agreed that on the jobsite it would be easier for the contractors to be able to text in their inspections and get a confirmation text back.

According to Ray Ziegler, he feels this program will take off. After listening to contractors and his office staff, he backs this program 100%. "With the talk of budget cuts and not wanting to spend the over \$200,000 for a software program to

fully automate the process, this is a great compromise. Now contractors can e-mail their applications in, get their permit e-mail back to them when it is completed and text in for inspections. Those contractors that don't text or e-mail can still call in for inspections and drop their permit applications at the office. It is my plan to work with the contractors and work in a way they prefer. Sometimes it is not the right environment to call in."



As of May 1, you can now text in your inspections to the office. Just leave the type of inspection, and address: we will text you back to confirm you are on the schedule. If you have a pour you need for footings, foundations or slabs, just give us the ready time and pour time .

**TEXT FOR INSPECTIONS!  
701-220-4319**



## From the Desk of Ray Ziegler, Burleigh County Building Official

“Tiny Houses” are receiving a lot of attention. They even have a television show on building tiny houses. Some are designed as trailers and others are designed to be placed on piers. My definition of a “Tiny House” is one that ranges from about 100 to 500 square feet. I have had requests for permits to place homes from 300 to 495 square feet on lots in the county.

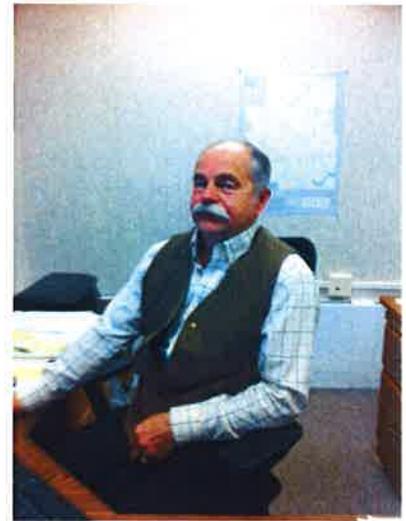
A minimum sized house in Burleigh County is 965 square feet. It is on a permanent foundation and has access to water, sewer, electricity and gas. The size of tiny house prohibit them from being placed on a single family lots zoned Residential. Also, if they have a chassis with wheels, they are considered a manufactured home.

The size of a tiny house does not permit them on a residential lot, but when they are classified as a manufactured home they can be placed on a lot zoned agricultural. The North Dakota Century Code and the Burleigh County Ordinance do not prohibit them when placed on a 40 acre or more lot. They must be placed on a permanent foundation and have access to water, sewer, electricity and gas.

Tiny Houses, even though small in size must meet the standard building code for our area. Since they are usually built off site, certification from the factory is required. Burleigh County also requires inspections of piers, and hookups. They are treated just like any other modular home brought into the county.

Tiny House popularity is growing, especially with the housing concerns and the aging populations. Many people refer to tiny houses as Granny Suites. Because of their size and functionality, they offer families the chance to have elderly family members maintain their sense of independence while being close to their family in case of emergency. Placed in a backyard, these homes have all the amenities of a single family house, just at a smaller size.

Burleigh County at this time does not allow placement of a Tiny House on a single family lot when used as an additional residence. It is my thought that this might be an option that Burleigh County will be looking at and exploring as our population ages and the adult children start moving back home to take care of their parents. We are already getting requests from citizens in the county to split lots so that family members can build a



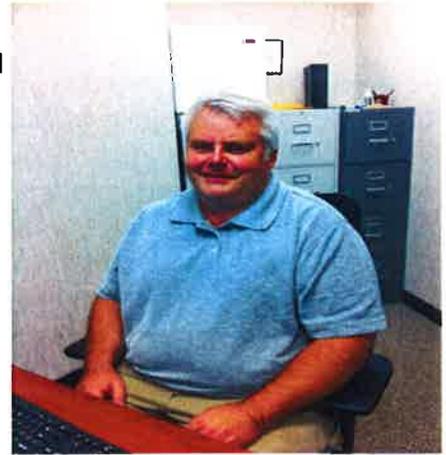
house and be close to their parents. In some instances, the elderly parent would not be able to stay on their land if family doesn't live on the property to assist them, but, sharing a home is not the best situation. Sometimes the elderly parent no longer wants to live in the large home because care and upkeep is too physically taxing, having a family member take over the family home, while the elderly parent live in a tiny home.

# So You Want to Finish Your Basement?

By Marvin Dahle, Burleigh County Code Enforcement Officer

I receive a lot of calls from homeowners wanting to finish their basement. I always try to point them in the right direction. If it's new construction or old, all of it fits the same construction guidelines.

Let's start with the stairs and hand railings. Stairs need to be a maximum of 8" in height, and minimum of 9" in depth, with no more of 3/8" variance. The old rule of thumb of 7 by 11 is still right, just in code book form they can get into pages and pages on that rule alone. Handrails must be provided if there are more than 4 risers at minimum of 34" to a maximum of 38". It must be continuous for the full length, with the ends returned in. The grip size should be approx. 1 1/4" to 2". The stairway must have a headroom of 6' 8" minimum. I'm not going to get into special stairways that are very uncommon and only used in an old house with no other choices.



The basement should have a ceiling height of 80" and standard framing with bottom plate of treated wood. Your header and jack studs are dependent on your floor trusses and windows. The new energy code requires insulation with an R value of R-19. Most new construction houses have foam insulation installed on the foundation to help cure this issue.

Means of egress is another topic that is always an issue. Every bedroom is required to have a window of at least 5.7 sq. ft. It must be a minimum of 20" wide, a minimum of 24" tall, and maximum of 44" off the finished floor. With that in mind if the window well is deeper than 44", a ladder must be provided.

Sometimes the mechanical is overlooked in a basement finish. Not all duct work is sized for finishing the basement. In most cases, you are doubling the supply and return so be sure to have your contractor size your appliances correctly. Also on the mechanical side of thinking, gas appliances need combustion air. Most new high efficiency furnaces pull air from the outside but older ones and most gas water heaters do not. A good rule of thumb is 1" of duct per 3,000 btu.

Finally let's talk about sheetrock. When finishing the basement you must provide sheetrock under the steps. The stairs are considered a means of egress and must be sheetrocked underneath. 1/2" sheetrock with taped joints is the code requirement. The area under the stairs in most homes is used for storage, but the stairs are considered a means of egress, so whether it is used for storage or livable space in the room, it must be sheetrocked.

Smoke detectors have been required for a while. A wired type is required in the bedrooms. Something fairly new is a carbon monoxide/smoke detector which is required within 15' of the bedrooms.

Finishing a basement can be fun, but also frustrating, I am available to answer questions and assist in understanding the code requirements. As the Code Enforcement Officer for Burleigh County, it is important to me that homes in Burleigh County be safe for our residents.



"LET ME JUST CHECK THE CODE BOOK."

**TEXT FOR INSPECTIONS! 701-220-4319**



## GET IT INSPECTED OR FACE THE FINES!

Final approval of your project requires a number of scheduled inspections performed by the Burleigh County Building Department to insure compliance with the adopted building codes of Burleigh County. Requesting the required inspections is the sole responsibility of the contractor or home owner. The ND Century Code states possible fines for not completing inspections as required could be as high as \$1,500.00 per violation, not to mention the fact that your project can be shut down until approval is given by the Building Official. This can not only cost you time, but money. Scheduling an inspection is as easy as calling 701-221-3727 or texting to 701-220-4319.

Here is a list of the inspections conducted by the Burleigh County Building Department. Electrical inspections are done by the State Electrical Board—701-328-9522.

### FOUNDATION INSPECTION (required for concrete or masonry block wall)

- -Property pins must be located and marked
- -If the building had engineered footings, an inspection of the footings will be required and the engineered plans need to be on site.
- -After foundation walls have been formed and reinforcing steel has been installed. Must be completed prior to concrete being poured.

### SEPTIC INSPECTION

- -The location of the drain field, tank size, and materials used will be inspected. Engineered septic systems will be verified to the design at this time. Once inspection has been completed, the septic system can be covered.

### DRAINTILE (required before backfilling)

- -After foundation walls have been poured. DRAINTILE must be covered with rock and filter paper. Damp proofing of the foundations walls must also be completed.

### UNDERGROUND PLUMBING INSPECTION

- -This is an inspection of the general layout and venting systems. Sometimes referred to as a rough-in plumbing.

### GAS LINE AIR TEST

- -All gas piping, fittings, unions and valves authorized by the permit must be installed, with at least one appliance which includes a gas line, connection and the venting completed.
- ABOVE GROUND PLUMBING (WASTE AND VENT)

### FIREPLACE INSPECTION

- -Usually completed with the framing inspection. For masonry fireplace this is done while the lintel across the opening is visible and the smoke chamber can be seen easily. Wall thickness will be noted at this time. A factory built fireplace is inspected after the fireplace, chimney, the chimney framing and the fire stopping are completed but before covering the shaft and fireplace framing members.

### FRAMING INSPECTION

- To be completed after the structures walls, floors, windows, doors and other framing members are in place and the exterior sheathing has been installed. The roof must be completed to the point where the building interior is considered weather protected. The inspection must be prior to the walls be insulated. All of the subsystems, such as mechanical, plumbing, and electrical, must be inspected prior to the installation of wall board, interior sheathing and insulation.

### INSULATION INSPECTION

- To be completed after framing inspection. Must be done prior to wall board to verify the correct amount of insulation.

### FINAL INSPECTION

- Must be done immediately after completion of all work shown on the approved plans. Completion of the Final Inspection will result in a Certificate of Occupancy for the new building

### CERTIFICATE OF OCCUPANCY

- These are only issued for new buildings. A letter of completion can be issued for older buildings at the request of the contractor. **CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPYING THE BUILDING.** TEMPORARY Certificate of Occupancy will not be issued for any building.

# BUGS, BUGS, Go Away!

April showers bring May flowers as the saying goes, but May flowers also bring those nasty pests. Here are a few tips to naturally deter pest in your home.

## Ants:



- Remove things that attract ants: keep counters free of crumbs and sticky spots. Cover sugar and put the honey jar in a plastic zip lock baggie. Shut off water sources like drips and dishes soaking in the sink.
- Keep a spray bottle filled with soapy water handy to spray any ants you see.
- Set out cucumber peels or slices where the ants are getting in and around the kitchen. The more bitter the cucumber the better.
- Leave a few mint tea bags near areas with ants. Ants do not like mint tea leaves and will avoid the area.
- If you have ants on your deck, put a few cut up cloves of garlic between the cracks.

## Cockroaches:



- The best defense against cockroaches is a clean kitchen and bathroom.
- Place catnip sachets in areas of cockroach activity. Catnip can also be simmered in water to make a "tea" which can be used as a spray around baseboards and behind counters. This is best for homes without cats!
- Leave bay leaves, cucumber slices or garlic in areas affected with cockroaches.

## Fleas:



- Bathe and comb your pet regularly. Use a mild soap and if you find fleas in your pet comb dip it in a glass of soapy water.
- Pour a cup of boiling water over a sliced lemon. Let this mixture soak overnight and sponge on your dog to kill fleas. Do not use on cats.
- Trap fleas in your home by using a wide shallow pan half-filled with soapy water. Place it on the floor and shine a lamp over the water. Fleas will jump towards the heat of the lamp and land in the soapy water.

## Flies:



- Use small sachets of crushed mint placed around your home will discourage flies.
- Bay leaves, cloves and eucalyptus wrapped in small cheesecloth squares can be hung by open windows to discourage flies.
- Place small, open containers of sweet basil and clover near pet food or any open food in the house.

**TEXT FOR INSPECTIONS!**

**701-220-4319**

Burleigh County Building/  
Planning/Zoning

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

Phone: 701-221-3727  
Fax: 701-221-3726



Building, Planning and  
Zoning for a brighter future

**TEXT FOR THOSE INSULATION INSPECTIONS!**  
**701-220-4319**



## LET'S GO FISHING!

Grab your fishing gear and head out to these Burleigh County waters! The North Dakota Game and Fish has stocked more than 40 fisheries with catchable trout, catfish, and pike. Burleigh County waters stocked are:

- **Cottonwood Park Pond** located on the west side of the Cottonwood soccer complex in south Bismarck. Contains adult northern pike and other species and was stocked with Northern Pike .
- **McDowell Dam** located 4 miles east, 1 mile north of Bismarck on ND Highway 10. Contains an abundant amount of bluegill and largemouth bass and was stocked with cutthroat and rainbow trout. McDowell Dam has a fishing pier, swimming area and paddle boat rentals.
- **OWLS Pond** located just west of Bismarck Game and Fish Office. Contains bluegills, perch, catfish, and white bass, it was stocked this year with cutthroat and rainbow trout.. OWLS Pond has a fishing pier, but no ramp.



Other areas to fish in Burleigh County :

- **Apple Creek**—northern pike, walleye, crappie and catfish.
- **Crimmins WPA** 3 miles west, 11 miles north, .5 miles west of Wing. It has small yellow perch and walley up to 18 inches in abundance.
- **Lake Harriet (Arena Lake)** 8 miles west, 1 mile south of Tuttle. Northern pike are in abundance and perch, but in low numbers.
- **Long Lake** 1 mile south, 2.5 miles east of Moffit. Northern Pike are in abundance. Please contact the refuge for specific angling regulations.
- **New Johns Lake** 11.8 miles south, 3 miles east of Mercer has decent wall-eye numbers with some larger fish. There are lots of small to medium sized yellow perch. Blue gill numbers are also on the increase.

