



City of Frontenac

COMMERCIAL PLAN REVIEW PACKET

313 E. McKay St
Frontenac, KS 66763
Phone: (620)231-9210
Fax: (620)231-1421

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City of Frontenac, Kansas Building Inspection Services

City of Frontenac

313 E. McKay St
Frontenac, KS 66763
620-231-9210
620-231-1421 fax

Earles Engineering & Inspection, Inc.

105 W 7th St.
Pittsburg, KS 66762
620-308-5577

Agricultural Engineering Associates

1000 Promontory Drive
PO Box 4
Uniontown, KS 66779
620-756-1000

**City of Frontenac, Kansas
Building Inspection Services**

COMMERCIAL PLAN REVIEW APPLICATION

*****APPLICATION ONLY - APPROVAL REQUIRED*****

Date: _____

Submit company name, contact person or officer, title, address, phone number and e-mail address for each:

Owner: _____

Tenant: _____

Architect: _____

Contractor: _____

Project Name _____

Address: _____

Mark all that apply:

- New Structure** **Building Addition** **Remodel** **Accessory Structure** **Site or Exterior Work**

Zoning Classification of property: _____

Proposed IBC use(s) or change in use(s): _____

**Square footage
New construction:** _____

**Square footage
Existing construction:** _____

Type of construction: _____

Brief description/scope of work: _____

Total valuation of work: \$ _____

Plan submittal: minimum 5 sets of plans required; 1 approved set to be given to contractor when permit is granted. **Plan review fees are assessed at an hourly rate.**

Print name of company or individual / Signature / Title / Date

Applicant is **Owner** **Tenant** **Architect** **Contractor** **Other** _____
(Mark all that apply)

City of Frontenac, Kansas
Building Inspection Services

Supplemental Commercial Plan Review
Information and Checklist
(to be completed by “submitter”)

Do any of the following issues exist and need to be addressed? **Note: State “n/a” or “see title sheet, code compliance sheet, etc” where applicable**

Site – building exterior, signs, landscaping, lighting or other esthetic elements. Changes need to be defined on plans and submitted to the City of Frontenac (refer to the zoning ordinance on the City's website)

Site – drainage and utilities- adequacy, existing and/or proposed

Site – erosion control for construction – if more than one acre is disturbed over a single or multiple phase project, an NOI must be applied for and approved before a building permit can be granted.

Site ADA requirements – existing___and/or proposed___site improvements are in compliance with ADA regulations

Site Fire protection: are required fire lines, hydrants and fire department access roads shown on plans?
Or part of separate project_____

Planning and Zoning: The property is platted___or must be platted___to obtain a building permit.

Plans show and comply with platted information and requirements/restrictions

Use is in compliance with existing zoning_____ or a zone change or equivalent is being applied for_____

Project as proposed is in compliance with bulk zoning regulations_____

Private title restrictions, easements, covenants: are shown _____

Is any part of property within a mapped (FEMA) flood plain_____?

Plan Content: Title sheet – Are current Frontenac codes listed___Is adequate code data or summary table provided for review_____Is address, legal description and location map provided_____Is index of sheets provided which include M-P-E, site, structural, fire protection and all other plan sheets_____

Plan Content –

High Hazard Group H- any part of building

For new construction or building addition, has a geotechnical investigation been performed__(If so, please provide an electronic copy)

For Existing Buildings, altered-renovated and/or adjacent to building additions:

M-P-E	_____
Change in use	_____
Ch 34 generally	_____
ADA	_____
Structural	_____
Change in Use	_____
Fire Protection issues (Fire Marshall approval)	_____

City of Frontenac Codes

2012 International Building Code*

2012 International Residential Code*

2012 International Mechanical Code*

2012 International Fuel Gas Code*

2012 International Plumbing Code*

2011 National Electrical Code*

2006 National Fire Code*

ADA: 2010 ADAAG – effective March 15, 2012 for new

construction

*as adopted with deletions and amendments by City of Frontenac, Kansas
see <http://www.frontenacks.net> .



City of Frontenac, Kansas

313 East McKay Street • Frontenac, Kansas 66763 • 620.231.9210

Application for a Commercial Building Permit

Permit Location: _____

Project Information and Computation Fee: (Check all that apply and provide an estimate of Construction costs).

_____ New Construction _____ Excavation _____ Demolition _____ Other Construction

Specify: _____

Valuation: _____

Water and Sewer Service Fees:
(To be paid when building permit is picked up)

\$ _____ _____ Staff Authorization

Inspection Fee**

\$ _____ Hourly Rate X _____

Permit Fee:

\$ _____ _____ Staff Authorization

Total Amount Due:

\$ _____ _____ Staff Authorization

****Reinspection and Additional Plan Review Fees will be billed at the hourly rate with a 1 hour minimum charge.**

CONTRACTOR OR BUILDER.

PROPERTY OWNER.

NAME: _____

NAME: _____

STREET: _____

STREET: _____

CITY: _____ STATE: _____

CITY: _____ STATE: _____

PHONE: _____

PHONE: _____

Rules and Regulations

- The first step after filling out of the permit is to contact the City of Frontenac's Building Official to set up an initial conference.
- The City's issuance of a building permit does not serve as a basis to negate and or waive compliance with restrictive covenants that are imposed upon the property. Enforcement of restrictive covenants is a civil matter and does not involve the City. As a matter of practice and courtesy the City, will make a homeowner aware of such covenants, if and when the City is aware of such restrictions.
- Applicant must comply with the 2012 IBC and IRC, and the City of Frontenac Zoning Ordinance. (Official copy as incorporated by Ordinance No. 98-00 & all respective amendments).
- Building permits must be approved prior to the project being started.
- A single building permit is required for each individual project (i.e., pool, fence around pool, pool house, etc.)
- All contractors must have a current City of Frontenac Business License and appropriate State Trade License(s).

I hereby certify that the statements are correct and that all work will be completed within 6 (six) months and in accordance with Ordinances of the City of Frontenac, and in compliance with the International Building Code and International Residential Code.

Signature of Applicant: _____ Date: _____

Office Use Only:

Contractor's License Verified By: _____ Date: _____

Approved _____ Denied _____ Signature of Building Official: _____ Date: _____

Building Permit Fee Schedule

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$1.00-\$500.00	\$12.75
\$501.00-\$2,000.00	\$12.75 for the first \$500 plus \$1.20 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00-\$25,000.00	\$30.75 for the first \$2,000.00 plus \$5.40 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00-\$50,000.00	\$154.95 for the first \$25,000 plus \$3.90 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00-\$100,000.00	\$252.45 for the first \$50,000.00 plus \$2 .70 for each additional \$1,000 or fraction thereof, to and including \$100,000.00
\$100,001.00-\$500,000.00	\$387.45for the first \$100,000.00 plus \$2 .10 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,000-\$1,000,000.00	\$1,227.45 for the first \$500,000.00 plus \$1.80 for each additional \$ 1, 00 0.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$2,127.45 for the first \$1,000,000 plus \$1.20 for each additional \$1,000.00 or fraction thereof

Fence, Roof, Meterback, Gas Pressure Test, HVAC Replacement = \$20.00 Permit Fee + Inspection Fee

Curb Cut = \$50.00 Permit Fee + Inspection Fee

Street Cut = \$400.00 Permit Fee + Inspection Fee

Inspection Services Personnel Fee Schedule

Hourly Rate*: \$40.00 Administrative

\$60.00 Technician I

\$70.00 Technician II

\$100.00 Engineer I

\$125.00 Engineer II

* Inspection and utility service fees will be determined upon consultation with the City's building inspector(s) and City Staff and are in addition to the building permit fee. Re-inspection and additional plan review fees will be charged at the hourly rate of the discretion of the inspector with a one hour minimum charge.

The fees herein shall be paid to the city clerk upon obtaining a building permit and the same shall be credited to the general operating fund of the city.

City of Frontenac Building Permit Requirements

Commercial & Multi-family Residential

<i>Required Information & Documents</i>	<i>Site Plan Review Approval</i>	<i>Permit Application</i>	<i>Building Plan Review</i>	<i>Fire Department Administration</i>
<i>New Construction *</i>	✓	✓	✓	✓
<i>Addition *</i>	✓	✓	✓	✓
<i>Alteration, Remodel or Demolition</i>	✓	✓	✓	✓
<i>Signage (any signage over 6 sq. ft.)</i>	✓	✓		
<i>Temporary Signage (less than 30 days per quarter)</i>		✓		
<i>Fence</i>	✓	✓		
<i>Driveway / Culvert / Approach</i>	✓	✓		
<i>Utility Excavation *</i>		✓		

* An approved Stormwater Pollution Prevention Plan [Notice of Intent \(NOI\)](#) may be required for this project.