

210 Fidalgo Avenue, Kenai, Alaska 99611-7794 Telephone: 907-283-8238 / FAX: 907-283-3014

Residential Construction

Information Packet
Single Family through Tri-Plex

The following packet should assist you in determining the actions required for permitting and construction of a residential project in the City of Kenai. The City of Kenai has adopted the following Building Codes under the Kenai Municipal Code, Title 4.

- 2021 International Residential Code as published by the International Code Council (ICC).
- 2021 International Mechanical Code as published by the International Code Council (ICC)
- 2021 Fuel Gas Code as published by the International Code Council (ICC)
- 2021 Uniform Plumbing Code as published by the international Association of Plumbing and Mechanical Officials.
- 2020 National Electrical Codes published by the National Fire Protection Association.

These codes will be strictly enforced within the City of Kenai by the Building Official. All Construction plans will be reviewed by City Building Official and inspected for compliance with the adopted building codes. Building and Site Plans will also be reviewed for compliance with KMC Title 14 – Planning and Zoning by the Planning Department prior to a building permit being issued.

Engineering design should include criteria for compliance with Seismic Design Category D2, Energy conservation for Zone 7, a ground snow load of 70 psf, basic wind speed of 100mph, a foundation frost depth of 42", and a winter design temperature of -18 degrees F.

Some construction may require review by the City Planning and Zoning Commission prior to issuance of the building permit. This may include Townsite Historic Zone Development, Conditional Use Permits, Variances, Encroachments, etc.

Connection to public water and sewer is required if the building footprint is within 200 feet of those existing systems. A water and sewer permit is required for connection to the City systems. Only contractors licensed to excavate in the City's right-of-ways are permitted.

Any questions concerning these policies and procedures should be addressed to my office.

Sincerely,

Don Hendrickson Building Official City of Kenai

Table of Contents

Application for Building / Water & Sewer Permit		3-5
Building Procedure for Residential Construction		9
Residential Building Permit Fees		10
Building Permit Application Requirements		11
City of Kenai Plans Checklist		12
City of Kenai Required Inspections		13
City of Kenai Required Inspections – Plumbing		14
Requirements for Connecting to City Water and S	Sewer Service Taps	15
Residential Sprinkler System Property Tax Credit	Application	16



RESIDENTIAL BUILDING PERMIT APPLICATION

	Project Street Address:							
	Parcel ID Number: Zoning:							
	Legal Description:							
N	Property Owner:			City:			State:	Zip:
۸T(Address:							
Š	Phone:			Email:				
FOF	Contractor:							
CONTACT INFORMATION	License Holder Name:	License Holder Name: License Number:						
ACI	Address:			City:			State:	Zip:
N	Phone:			Email:				
S	Architect/Engineer/Desig	gner:						
	Address:			City:			State:	Zip:
	Phone:			Email:	Email:			
	CONTACT PERSON:							
	PHONE:			EMAIL:				
	Adopted Building Code in effect:							
Z	Work Valuation for project (Est.)							
III	Square Ft. Living Space:		Square Ft.	Garage:				
M	Total Gross Square Ft. of Bldg: Affected Square Ft. (Addition/Renovation):				:			
OR	Description of Work:							
Ž								
BUILDING INFORMATION	New Construction	Addition	Reno	vation	Demo	olition	Chan	ge of Use
ILD	Electrical	Mechanical	Plum	bing	Other	·:		
BU	Utilities: Check all items that apply. If other than City of Kenai water and sewer, a Utility Letter is required prior to a C.O. is issued.							
	Septic Tank Well Public		c Water	Publi	Public Sewer			
AFFIRMATION STATEMENT	I HEREBY CERTIFY THAT I HAVE READ, AGREED WITH, AND SIGNED THE ATTACHED NOTICE AND DISCLAIMER, EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT.							
	The valuation for this permit will be calculated using the ICC building Valuation Data. By my signature, I acknowledge this fact and waive any rights to appeal said valuation and/or permit fees.							
	Printed Name:							
	Signature of Contractor/	Owner:	-		_	Date:	-	



NOTICE AND DISCLAIMER:

The issuance of a permit or stamping of the plans and specifications "APPROVED", shall not be held to permit or approve the violation of any state law, city ordinance, or building code provision even though a violation may have been overlooked when plans were reviewed by City Staff.

It is the sole responsibility of the applicant to assure that the information on the site plan, such as but not limited to the dimensions of the property, distances of all structures to property lines, and distances between structures, easements, and setbacks, are true and accurate. It is the applicant, contractor, or property owner's responsibility to assure that all improvements will be in compliance with the approved site plan.

The issuance of a building permit does not affect or change the rights or duties of parties to any public or private restriction or easement relating to the use of land, including, but not limited to private covenants (CC&R's) or easements for access, conservation, construction, development, ingress/egress, maintenance, repairs, parking, roads, utilities, or other purposes. Fences and other structures are erected and maintained upon easement areas at your own risk, for which the City of Kenai disclaims any liability. You may be required to move or remove a fence and other structure in the future if requested to do so by a party holding or benefited by an easement.

Variances will not be granted based upon errors, omissions, mistakes, neglect, or inadvertence of the City Staff in the granting of a building permit not in full compliance with the Zoning Code or Building Code of the City of Kenai. The City reserves the right to require Certified Survey Maps or plats if it is deemed necessary to verify compliance.

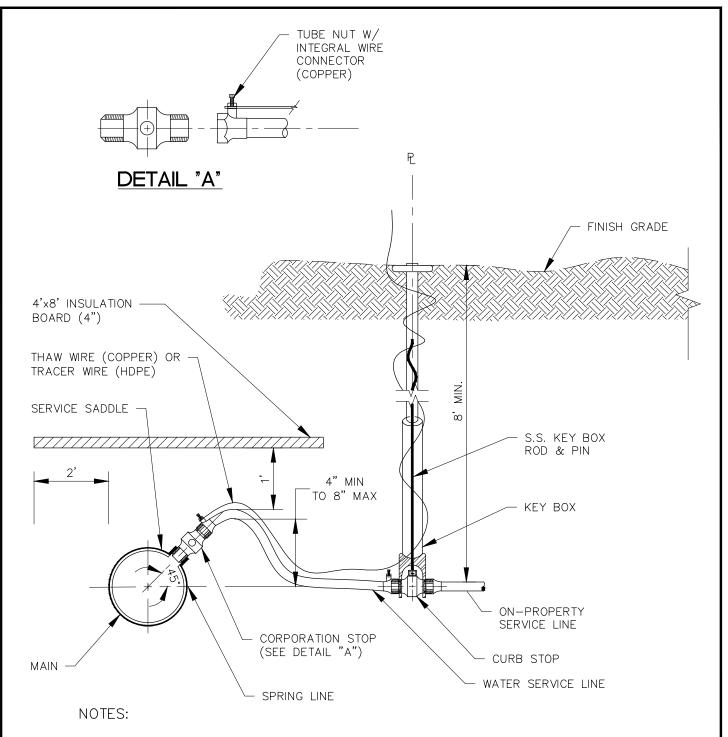
Owner Signature	Date
Angelia ant/Cantus atau Cinus atus	
Applicant/Contractor Signature	Date



APPLICATION FOR WATER & SEWER PERMIT

1.	Scope of work to be accomplished:	
2.	Indicate Use:	
3.	Square footage of new building or addition:	
4.	Water & Sewer Permit: Yes No Required if within 20	00' of public quotom
4.	Water & Sewer Permit: Yes No <u>Required if within 2</u>	oo or public system
5.	Residential Sprinkler System Property Tax Credit Application	Yes No
6.	Legal Description:	
7.	Street Address:	
8.	State the valuation of work to be done:	
_		
Ow	ner (print)	Email
Ма	iling Address	Phone Number
Cit	y, State, Zip	
_	- 	Email
Со	ntractor	Liliali
_	A L Essay	Di ana Nia i
Co	ntractor Address	Phone Number
<u></u>	0044 7	
Cit	y, State, Zip	
<u></u>		
SIC	nature of owner or authorized agent	Date

PLEASE SUBMIT THIS APPLICATION WITH PLANS, DIAGRAMS, OR BUILDING SPECIFICATIONS



- 1. STAINLESS STEEL (SS) WRAP AROUND SERVICE SADDLE TO BE USED ON ALL TAPS. TAPS MUST BE A MINIMUM OF 3' APART.
- 2. THAW WIRE SHALL BE LAID PARALLEL TO THE SERVICE LINE WITHOUT CONTACTING THE SERVICE LINE. TRACER WIRE SHALL BE WRAPPED OR TAPED TO HDPE SERVICE LINE.
- 3. TRANSITION BETWEEN CORPORATION/CURB STOPS AND HDPE SERVICE LINES SHALL BE MADE WITH POLY-CAM ADAPTER.

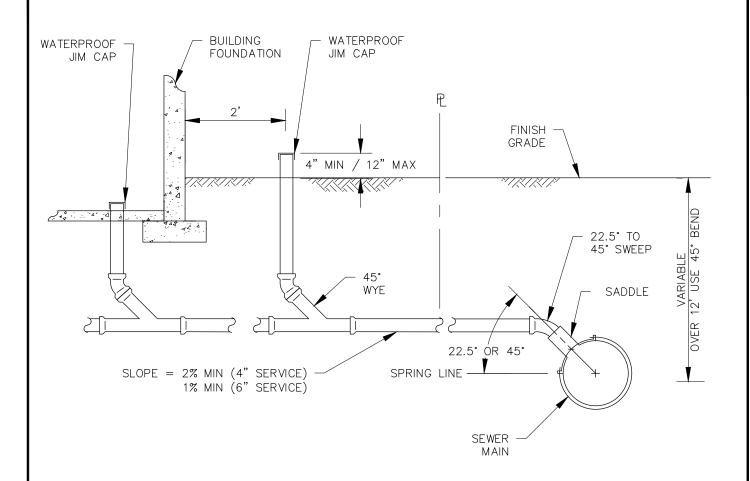


ı	SCALE:
I	NTS
I	APPROVED:
I	COK
I	REVISED:
	04/06/23

WATER SERVICE CONNECTION 1"

SECTION

DETAIL



NOTES:

- 1. PIPE SHALL BE CLEANED PRIOR TO SADDLE INSTALLATION.
- 2. MINIMUM STANDARD BURIAL DEPTH OF SEWER SERVICE PIPE IS EIGHT FEET (8') TO TOP OF PIPE. WHERE LESS THAN EIGHT FEET (8') OF COVER OVER PIPE IS REQUIRED, ONE INCH (1") OF RIGID INSULATION MAY BE SUBSTITUTED PER FOOT OF SOIL COVER. MINIMUM SOIL COVER ABOVE INSULATION SHALL NOT BE REDUCED TO LESS THAN FOUR AND A HALF FEET (4.5').
- 3. INTERIOR CLEANOUTS SHALL BE PLACED IN A LOCATION ACCESSIBLE FOR CLEANING, IF NECESSARY.



GRAVITY SANITARY SEWER SERVICE CONNECTION

SECTION

DETAIL

MATERIALS LIST

A. WATER SERVICE CONNECTION

ALL COMPONENTS IN DIRECT CONTACT WITH POTABLE WATER SHALL CARRY AN NSF-61 LISTING.

- 1. WATER SERVICE LINE (COPPER) ONE-INCH (1") DIAMETER SOFT-DRAWN, TYPE K, SEAMLESS, ANNEALED, ASTM B88 COMPLIANT.
- 2. WATER SERVICE LINE (HDPE) ONE—INCH (1") DIAMETER, SDR 11, MANUFACTURED FROM PE4710 POLYETHYLENE COMPOUNDS THAT MEET OR EXCEED ASTM D3350 CELL CLASSIFICATION 445574, IN ACCORDANCE WITH AWWA C906.
- 3. KEYBOXES MUELLER 10306 OR AY MCDONALD 5604ATW.
- 4. CURB STOPS MUELLER H-15214N OR FORD METER BOX Z22-444.
- 5. CORPORATION STOPS INLET END SHALL HAVE AWWA/CC TAPER AND OUTLET END SHALL HAVE COPPER FLARE STRAIGHT CONNECTION WITH INTEGRAL WIRE CONNECTOR. MUELLER B25000—07, FORD METER BOX FB600—4—NL, OR AY MCDONALD 74701BA.
- 6. TUBE NUT WITH INTEGRAL WIRE CONNECTOR MUELLER 92608, FORD METER BOX CTN-4-THW OR AY MCDONALD 4700A.
- 7. THAW WIRE #2 AWG STRANDED COPPER CONDUCTOR RATED FOR 600V, INSULATED WITH HMWPE AND APPROVED FOR USE IN BURIED LOW TEMPERATURE SERVICE.
- 8. TRACER WIRE #10 AWG HIGH-STRENGTH COPPER CLAD STEEL WITH A 30-MIL HDPE INSULATION JACKET (BLUE COLOR), MANUFACTURED BY COPPERHEAD INDUSTRIES OR AN APPROVED EQUAL.
- 9. SERVICE SADDLE ROMAC 306 OR POWERSEAL 3412AS.
- 10. HDPE COUPLING POLY-CAM SERIES 914.
- 11. INSULATION EXTRUDED OR EXPANDED POLYSTYRENE FOAM BOARD, MINIMUM TWO—INCH (2") BY TWO—FEET (2') BY EIGHT—FEET (8'), MINIMUM 60—PSI COMPRESSIVE STRENGTH, MINIMUM R—VALUE OF FOUR AND A HALF (4.5) PER INCH.

B. SANITARY SEWER SERVICE CONNECTION

- 1. SERVICE PIPE 4" OR 6" DIAMETER, DUCTILE IRON PIPE WITH A MINIMUM THICKNESS CLASS OF 50, DR 18 C900 PVC PIPE WHICH CONFORMS TO THE REQUIREMENTS OF AWWA C900, OR SDR 11 HDPE MANUFACTURED FROM PE4710 POLYETHYLENE COMPOUNDS THAT MEET OR EXCEED ASTM D3350 CELL CLASSIFICATION 445574.
- 2. SERVICE SADDLE ROMAC STYLE CB OR POWERSEAL MODEL EL.
- 3. INSULATION EXTRUDED OR EXPANDED POLYSTYRENE FOAM BOARD, MINIMUM TWO—INCH (2") BY TWO—FEET (2') BY EIGHT—FEET (8'), MINIMUM 60 PSI COMPRESSIVE STRENGTH, MINIMUM R—VALUE OF FOUR AND A HALF (4.5) PER INCH.
- 4. TEST PLUG REMOVABLE AND AIRTIGHT. CHERNE'S GRIPPER PLUG OR APPROVED EQUAL.

	SCALE:
	NTS
	APPROVED:
	COK
$\Gamma \Gamma \Gamma \Lambda \Gamma$	REVISED:
KENAI	04/06/23

MATERIALS OF CONSTRUCTION

SECTION

DETAIL

CITY OF KENAI BUILDING PROCEDURE FOR RESIDENTIAL CONSTRUCTION

A. APPLICATION

A plan review fee will be charged when the building permit application is approved.

Applicant shall submit all information as described below on the application provided.

- 1. Describe the work to be covered by the permit for which application is submitted.
- 2. Indicate the use or occupancy for which the proposed work is intended.
- 3. Indicate whether or not you are applying for water and sewer permits. Provide the required information.
- 4. Provide the legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
- 5. Be accompanied by construction documents (plans) and other information as required.
- 6. State the valuation of the proposed work.
- 7. Be signed by the property owner or the owner's authorized agent and provide a point of contact name and phone number.
- 8. Give such other data and information as required by the Building Official on Page 4 of this packet.
- 9. Owner build structures will only be permitted once every two year period.

B. **REVIEW**

The City of Kenai Building Department will research relevant building codes. The City of Kenai Planning Department will research planning and zoning constraints and other related information.

Applicant must allow at least **10 business days for City review**. City review shall be in conformance with all applicable codes and ordinances and may include review by the following:

Building Official
Planning & Zoning Department
Planning & Zoning Commission (as required)

Once plans and specs are satisfactory and the City has received payment of all required fees, the City Building Official will issue the permit. Permit fees for residential construction, other types of construction, and other inspections and fees shall be according to KMC Title 4. An investigation fee will by code, be imposed if work has commenced prior to obtaining the building permit.

Residential Building Permit Fees

(Fees are based on valuation of work to be performed.)

Water and Sewer Permit Fees

(Valid for 12 months from date of issue.)

\$233.64 for Water Permit \$222.63 for Sewer Permit

Driveway/ Curb Cut Permit Fees \$10.00

Mobile Home Placement Permit Fee

(Valid for 90 days from date of issue.)

\$100 Placement Permit

Sales Tax will be added to above fees.

C. CONSTRUCTION

Construction may proceed in stages as specified on the inspection reports. All inspections required by page 8 of this packet must be approved.

D. CERTIFICATE OF OCCUPANCY

After final inspection by the Building Inspector, the City of Kenai Building Official will issue a Certificate of Occupancy, according to R110 of the International Residential Code. The building will not be occupied until a Certificate of Occupancy has been issued.

E. PERMIT EXPIRATION

The building permit will expire two (2) years after issuance. Extensions may be issued for one hundred eighty (180) days. The extension shall be requested in writing and justifiable cause demonstrated.

CITY OF KENAI BUILDING PERMIT APPLICATION REQUIREMENTS

RESIDENTIAL CONSTRUCTION

The following items must be attached to the building permit application.

SINGLE-FAMILY DWELLING THROUGH TRI-PLEX

- 1. Two (2) sets of complete, clearly detailed plans. consisting of (site plan, foundation plan, floor plan, roof plan, electrical plan, plumbing and mechanical plan) After review, one set of plans stamped "Approved" will be returned to the applicant.
- 2. One (1) permit for a water connection and one (1) permit for a sewer connection if building is within 200 feet of the City water and sewer systems. Permits are available at the time the building permit is issued.
- 3. A driveway permit is required prior to excavating for an installation of a driveway.

MOBILE HOMES, AND/OR ALTERATIONS

- 1. Two (2) sets of plans showing all proposed work consisting of site plan, foundation plan, and floor plan. Refer to page 7 for detail of the required plans
- 2. Additions to Mobile Homes are allowed to Mobile Homes in Approved Mobile Home Parks only.
- 3. Only one lean to and one arctic entry may be attached to but not supported by the Mobile Home.
- 4. Detached structures shall not exceed 200 square feet.
- 5. Any addition on a Mobile Home space must be a minimum of 5 feet from any space line and 10 feet from any other structure.

NOTE: Any drawing submitted that is not clearly detailed may be rejected.

CITY OF KENAI PLANS REVIEW CHECKLIST

Your plans must include the following:

Site P	lan to include:
	Shape of property showing adjacent streets, easements and water frontage
	Building location on the property
	Dimensions to all property lines and other structures
Floor	plan to include:
	Location and detail of rated walls, ceilings, and doors (between garage and house)
	Windows
	Bedroom egress (min openable area 20"wide, 24" high and 5.7sf total)
	Tempered glass locations (near doors, shower and tub enclosures etc.)
	Exterior landings at all doors (min.36"x36")
	Location of smoke and CO detectors
	Electrical outlet locations (lights and receptacles)
	GFCI receptacles in Kitchen, Bathrooms, Garage and exterior locations
	Arc-fault receptacles in all other locations
	All receptacles tamper resistant
	Electric service size, location and grounding method
	Location of all plumbing fixtures and floor drains
	Location of boiler/furnace and water heater (tanks must be strapped to the wall)
	Protection of all appliances in garages (physical barrier from cars) and elevated min. 18"
	Size and type of headers and beams
	Methods of heat and ventilation
Section	onal detail from footing to roof to include:
	Foundation plan (handouts available)
	Location of footings or piers (min 42" deep for frost protection)
	Footing size (min 16" wide x 10" thick with 2 # 5s)
	Type of foundation
	Rebar size and spacing
	Anchor bolt size, spacing, type of material and washer size
	Framing details
	Floor joist type, size and spans
	Roof framing details
	Engineered truss spacing
	Type and location of mechanical roof ties
	Wall stud size and spacing
	Wall, Floor and Ceiling Insulation
	Type of wall covering (interior and exterior)
	Type of roof decking and roof covering
Other	sections and details as needed to clearly show all work proposed
	Stair and Handrail details (handout available)
	Type of seismic tie-downs and locations

CITY OF KENAI REQUIRED INSPECTIONS

Call 283-8238, to schedule an inspection.
Inspections will be scheduled within 24 hrs of request if alloted time is available, otherwise inspections will be scheduled as soon as allowable time is available.

The following checked inspections are required.

 Water/Sewer: water and sewer connections on City mains.
 <u>Footing Inspection</u> : to be made when forms and reinforcing steel are in place. The lot corners must be marked and setbacks must be field verified at this time prior to pouring concrete. <u>It is the property owner's responsibility to verify all setbacks meet code</u> . A survey may be required to confirm if location is uncertain.
 Foundation Inspections:
 <u>CMU block bond beam inspection:</u> to be made when the last course of block and bond beam steel is in place prior to pouring grout.
 <u>Concrete inspection:</u> to be made when foundation wall forms and reinforcing steel are in place prior to pouring concrete. all seasonal accommodations will be planned and approved by building inspector in order to assure proper pours.
 <u>All-Weather Wood inspection</u> : to be made after sheathing fastening is complete and again after all plastic or waterproofing is in place and prior to backfill.
 <u>Under-Floor Inspection</u> : to be made after all in-slab or under-floor building service before any concrete is poured.
 <u>Dampproofing Inspection</u> : to be made after dampproofing is complete prior to backfill (basements only).
 Plumbing & Mechanical Inspection: at completion of rough-in prior to placing insulation.
 <u>Electrical Inspection</u> : at the completion of rough-in wiring, conduit, etc., prior to placing insulation.
 Framing Inspection: to be made after the roof, all framing, fire blocking and bracing are in place and all ducting, piping, chimneys, and vents are complete. Rough electrical, plumbing, and heating work must be approved prior to, or at the same time as, the framing inspection.
 Insulation and Vapor Barrier Inspection: to be made prior to all wallboard installation. Inspection shall include vapor barrier seal, caulking and insulation placement. Insulation will be dry and free from moisture with proper sealing prior to inspection.
 <u>Wallboard Inspection</u> : to be made after all wallboard is in place and before wallboard joints and fasteners are taped and finished. All gypsum wallboard must be fastened with screws. No nails.
Final Inspection: to be made after the building is completed and ready for occupancy.

Residential Updated 3/3/23

The Building Official schedules inspections on a first come first serve basis.

CITY OF KENAI BUILDING DEPARTMENT REQUIRED INSPECTIONS - PLUMBING

- 1. Underground plumbing before covering.
- 2. Rough-in plumbing before covering.
 - The building drain and vent system will need to be tested with at least a 10-foot head of water for 15 minutes or with an air test of 5 psi for 15 minutes.
 - The hot and cold water system will need to be be tested with an air test of 100 psi for 15 minutes.
 - Gas piping will need to be tested with an air test of at least 10 psi for 15 minutes.
- 3. Final to be performed with final building inspection.

REQUIREMENTS FOR CONNECTING TO CITY WATER AND SEWER SERVICE TAPS

1. Permits must be obtained prior to work. All work must be performed by licensed and bonded contractors approved to work in the City of Kenai pubic rights of ways.

Copper water lines are highly recommended for winter thawing purposes. Frozen service lines are the sole responsibility of the customer.

- 2. Copper water piping must be Type K.
- 3. All underground connections must be made by flared, welded or brazed fittings.
- 4. HDPE water lines must be minimum SDR 11 160 p.s.i. material.
- 5. Connection to the valve must be made using a "Ford Nut" style connector screwed to a "poly-cam" style fitting fused to HDPE. All connections below ground must be made by fusion weld.
- 6. No stab type fittings or hose clamps will be allowed.
- 7. All water lines must be a minimum of 8' deep with out foam board or 6' with 2" foam board except under drivable surface at 10' depth or 4" of foam board at minimum 6' depth or 8' depth and 2" of foam board.
- 8. Sewer Connections are to be made by approved flexible couplings such as Calder or Fernco.
- 9. Sewer lines should be kept as deep as possible and maintain proper $\frac{1}{4}$ " per foot slope with a minimum buried depth equivalent to 42" (24" depth with 2"x 48" of foam board will be permitted).
- 10. Sewer lines less than 4' deep must be protected by a minimum of 2" insulation board per foot or lesser depth.
- 11. The water and sewer lines must be inspected by the City before they are buried. Notify the City at least 24 hours (not including weekends and holidays) in advance of the time requested for inspection.
- 12. Before water can be turned on, the property owner must pay the deposit and sign up for services with the Finance Department.
- 13. Charges for water and sewer begin with the request for water turn on. The property owner will be charged the appropriate water and sewer rate whenever the curb stop or valve in the valve box is turned on and available to deliver water. If water is being used for construction purposes only and not being disposed of in the Municipal Sewer System, the property owner will be required to pay only the water portion of the bill. The property owner is required to notify the City before they start using the Municipal Sewer System.



210 Fidalgo Avenue, Kenai, Alaska 99611-7794 Telephone: 907-283-8238 / FAX: 907-283-3014 www.ci.kenai.ak.us



RESIDENTIAL SPRINKLER SYSTEM PROPERTY TAX CREDIT APPLICATION				
	PROPERTY IN	IFORMATION		
BUILDING PERMIT #				
PROPERTY TAX ID #				
STREET ADDRESS				
LEGAL DESCRIPTION				
OWNER	1	PETITIONER RE	PRESENTATIVE (IF AN	lY)
NAME:		NAME:		
MAILING ADDRESS		MAILING ADDRESS		
PHONE #		PHONE #		
FAX #		FAX #		
EMAIL		EMAIL		
KMC 7.05.075 Property tax credit - res				
(b) Amount of Credit. The credit allow to the owner of the property for the i garages). "Eligible cost" means the cominimum standards established by coordinated by coordin	nstallation of the systen ost of the sprinkler systence de. s the current year's taxe han April 30 of each ye	n or \$2.00 per square foot of em including labor and mater es the application must be cear. Applications filed after a	the dwelling (excludrials required to com completed and submaterials and submaterials).	ing attached ply with the
SYSTEM INFORMAT	ION	CITY OF I	KENAI USE ONLY	
1. DWELLING SQUARE FOOTAGE		TAX CREDIT AWARDED		
2. INSTALLATION COST (ATTACH		CERTIFICATE OF OCCUPANO	CY#	
SUPPORTING DOCUMENTATION)		SYSTEM CERTIFIED BY		
3. SYSTEM CERTIFIED		QUALIFIED INSTALLER	YES	□ NO
(ATTACH SUPPORTING DOCUMENTATION)	YES NO			
		Approved - City Building Of	ficial	
		Signature		Date
I attest the information contained on the	nis application			
and its attachments is true and correct.		Approved - Finance Directo	r	
Signature	Date	Signature		Date