

(Published in the Hays Daily News on the 29th day of March, 2006.)

ORDINANCE NO B-483

AN ORDINANCE AMENDING CHAPTER IV. BUILDINGS AND CONSTRUCTION, ARTICLE 4-218. GENERAL PROVISIONS, OF THE CITY OF VICTORIA, DEFINING BUILDER OR BUILDING CONTRACTOR, AND REPEALING ALL ORDINANCES OF THE CITY OF VICTORIA, KANSAS, THAT CONFLICT WITH THIS ORDINANCE.

Chapter IV. Buildings and Construction, Article 2, Building Code, Subsection 4-218. Builder or Building Contractor Defined-Building trades board.

General Provisions, shall be and are hereby amended to read as follows:

(A) A general contractor, for the purpose of this building code, shall be:

1. Unlimited in scope, any person, firm, co-partnership, corporation, association, or any combination thereof, whether a resident or not of the city, who undertakes with or for another, for a fixed sum, price, fee, or any compensation other than wages, to build, construct, alter, repair, add to, wreck, or move any building or structure, or any portion thereof, or any sidewalk, driveway entrance or structure, in the city, for which a building or construction permit may now or thereafter be required by ordinance of such city; or,

2. Who advertises or presents himself or herself to the public to have the capacity or ability to undertake, or submit a bid or offer to build, construct, alter, repair, add to or wreck, remove, restore or replace any building, structure or construction work or any portion thereof; or,

3. Who builds, constructs, alters, adds to or wrecks any building structures either on his or her own or other property for the purpose of sale or speculation, except one-and two family residences and buildings or structures accessory to them and intended for his or her own personal use and permanent occupancy.

(B) A building contractor, for the purpose of this building code, shall be:

1. Limited to construction and/or remodeling of commercial buildings or multiple dwelling residential buildings, not exceeding three stories in height.

(C) A residential contractor, for the purpose of this building code, shall be:

1. Limited to construction, remodeling, repair, or improvement of one-, two-, three- or four-family residences not exceeding two stories in height.

(D) A roofing, limited contractor, for the purpose of this building code, shall be:

1. Those who are qualified to install, repair and replace residential steep roof covering. Work may include fabrication and installation of sheet metal incidental to the residential steep roof covering and installation of asphalt shingles, asphalt roll roofing materials, clay tile, concrete tile, slate, wood shake or shingles and other prefabricated shingle products.

(E) A roofing, unlimited contractor, for the purpose of this building code shall be:

1. Those who are qualified to install, repair or replace roof covering. Work may include, but shall not be limited to, roof deck installation, roof coating, painting, or covering, including use of sheet metal and installation of the sheet metal products incidental to roofing work or other material in connection therewith, or any combination thereof, and including installation of non-structural decking and siding.

(F) A limited contractor, for the purposes of this building code, shall be:

1. Any person, firm, co-partnership, corporation, association, or any combination thereof, whether a resident or not of the city, who undertakes with or for another for a fixed sum, price, fee or any compensation other than wages, to perform a specific task such as, but not limited to, siding,

masonry, plastering, excavation, waterproofing, foundation work, sign hanging, cement work, swimming pool installation, house wrecking or moving and the like.

(G) The contractor, as defined, shall not mean or include:

1. An subcontractor working under the supervision or a general contractor; or,

2. Any plumbers, gas fitters, electricians, or other specialized occupation for which special licenses or bond are required by other city ordinances; or,

3. Any owner or his authorized agents or employees who constructs, remodels, repairs or improves one or two-family residences not exceeding two (2) stories in height and structures or buildings accessory thereto.

4. Any person performing construction work in an amount less than Two Hundred Dollars (\$200), exclusive of labor.

5. Any owner or his authorized agents or employees who perform alterations or additions to a building, including, but not limited to, store fronts or facades, interior alterations or additions, fixtures, cabinet work, appliances or other equipment, provided that such alterations or additions do not create or affect the structural systems, the exiting or the life safety of the building.

This ordinance shall be in full force and effect from and after its publication in the Hays Daily News, the official city newspaper.

ADOPTED AND APPROVED BY THE GOVERNING BODY this 29th day of March, 2006.

Curt Unrein
Curt Unrein

(ATTEST)

Mary Pfeifer
Mary Pfeifer - City Clerk