

AMENDMENT TO THE ZONING ORDINANCE OF LINN VALLEY, KANSAS

ARTICLE 12: SUPPLEMENTARY DISTRICT REGULATIONS

NEW – Section 12.10 Permanent Shipping Container Buildings

- A. Definition.** A “Shipping Container” is defined as a unit originally or specifically designed or used to store goods or merchandise during shipping or hauling by container upon ships, rail, or other types of transportation and are usually 8' wide and 8'6" high by either 20' or 40' length.
- B. Compliance with Applicable Building and Life Safety Codes.** Buildings constructed using Shipping Containers, like any other building or structure, are required to comply with current applicable building and safety codes, including but not limited to the International Building Code (“IBC”), the International Residential Code (“IRC”), the International Fire Code (“IFC”), and the International Existing Building Code (“IEBC”). Detached one and two-family dwellings and townhomes not more than three stories and abide the grade plane fall under the scope of the IRC, addressing all aspects of residential construction including means of egress, smoke and carbon monoxide detection, energy standards, fire protection, fire-resistant construction, room dimensions, and sanitation. All other structures generally fall under the scope of the IBC.
- C. Applications & Approvals.** Applicants must submit construction documents stamped by a registered architect or engineer demonstrating the following:
1. *Applicable Building Codes.* The plans comply with all applicable building and life safety codes, addressing issues such as structural strength, means of egress, sanitation, adequate lighting and ventilation, accessibility, energy conservation, and life safety for new and existing buildings, facilities, and systems.
 2. *Foundation.* The plans ensure containers are affixed to a permanent foundation.
 3. *Zoning.* Site and building plans comply with all standards of the underlying zoning district, including setbacks and allowed land uses.
 4. *Utilities.* The plan shows adequate connections to water, sewage, and electricity services.
 5. *Rust & Corrosion.* The plans ensure the metal exterior will be coated with direct-to-metal paint or covered in cladding to prevent rust and corrosion. Alternative methods may be permitted subject to approval by the Planning and Zoning Commission.
 6. *Insulation.* The plans demonstrate proper insulation, either by interior or exterior insulation methods.
 7. *Health Hazards.* The plans verify the container, or containers are free of contamination.
- D. Enforcement.** Any container that becomes unsound, unstable or otherwise dangerous, as determined by the City, shall be immediately repaired or removed by the property owner and at the expense of the property owner.