

(Published on the 18th day of September, 2013, in the Official City Newspaper)

**ORDINANCE NO. 13-11**

AN ORDINANCE ESTABLISHING STORM SHELTER REQUIREMENTS FOR MOBILE HOME PARKS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GALENA, KANSAS that:

Section 1. Article 5 of Chapter 5 of the Code of the City of Galena is hereby amended to add the following section to read as follows:

5-517 MOBILE HOME PARK STORM SHELTERS

(a) Definitions. As used in this article, the following terms shall have the following meaning:

Building Inspector: The building inspector of this city.

Mobile Home Park Storm Shelter: Any shelter designed to protect occupants from results of any natural disaster, including but not limited to a storm or tornado shelter (hereinafter referred to as "storm shelter" herein Section 5-517).

(b) Permit Required. No person, firm or corporation shall construct a storm shelter without first obtaining a permit therefore. The fee for the permit shall be as established by Galena, Kansas, for any other structure. If the shelter is a designated area in a building built for other purposes, no additional fee is required for the shelter part of the building.

(c) Application. The application for a permit to build a shelter shall be accompanied by drawings and specifications sufficient to show compliance with this ordinance.

(d) Requirements. The shelter shall comply with all of the following provisions:

(1) Masonry Construction. The building shall be of masonry construction, provided that the roof may be of any material adequate to withstand any anticipated wind forces.

(2) Waterproof Walls. All outside walls that will be below ground level when grading is completed shall be waterproof. Masonry shall be coated with water-sealant or the equivalent. Drain tile shall be provided at the footings of all outside walls, and shall drain to an adequate outlet.

(3) Drain. A drain shall be provided at the lowest point in the floor. The floor shall be concrete. The drain shall connect to an adequate storm sewer or other outlet. If the outlet is not low enough for the water to drain by gravity, a sump pump will be provided, with a standby pump operated by hand power or foot power.

(4) Ventilation. There shall be adequate ventilation provided. The ventilation system shall be designed to operate without any outside power source, using batteries and backup muscle power.

(5) Occupancy Restricted. No disaster shelter shall be occupied, except for occasional visits and inspections and except when being used as a shelter from a natural disaster. There shall be no items of personal property included in such storm shelter except as is required for emergency purposes in this Section 5-517.

(6) Furniture, Plumbing, Equipment, Fixtures. All furniture and equipment shall be noncombustible. All plumbing shall have shut-off valves where the water line or gas line enters the shelter, accessible from inside the shelter and capable of being turned off without tools. Flashlights shall be stored in the shelter, and tested regularly to make sure the batteries are at full strength. The shelter shall have a self-contained toilet that does not require outside connections. Food and water shall be stored in the shelter.

(7) Entrances or Exits. In addition to the entrance, there shall be at least one escape hatch, as far as possible from the entrance. A ladder, stairway or ramp shall be installed in each underground shelter to enable people to use the escape hatch to get to the ground surface, unless, due to the shelter being in a hill or slope, the escape hatch is low enough to be used without a ramp or ladder.

(8) Emergency Alert and Weather Radio.

(e) Cleanliness. Such storm shelter shall be kept free of mold and other irritants and the unreasonable accumulation of dust, dirt and trash.

(f) Penalty. Any person, firm or corporation violating any provision of this ordinance shall be fined not less than five hundred dollars nor more than three thousand

dollars for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(g) Application to Mobile Home Parks. Every mobile home park shall as a condition of licensing possess a storm shelter meeting the above requirements. The city council shall designate by motion the deadline for existing mobile home parks to comply with this section.

Section 2. This ordinance shall take effect upon publication in the official city newspaper.

Passed and approved by the City Council of Galena, Kansas, this 16th day of September, 2013, by a vote of at least 4 council members.

Approved of by the Mayor of the City of Galena, Kansas, this 16th day of September, 2013.

  
Dale Oglesby  
Mayor of Galena, Kansas

Attest:

  
Flora R. Charles  
City Clerk  
Ordinance No. 13-11

Prepared by:  
Kevin Cure, City Attorney