

RESOLUTION NO. 120-2018

Published on: 8-22-2018

Effective Date: August 15, 2018

**A RESOLUTION AMENDING ARTICLE 2, SECTION 4 OF THE WICHITA-SEDGWICK COUNTY UNIFIED BUILDING AND TRADE CODE THROUGH THE ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH LOCAL AMENDMENTS.**

**WHEREAS**, the Board of County Commissioners is authorized by K.S.A. 19-101 *et seq.*, K.S.A. 12-3303, and K.S.A. 12-1558 to officially adopt, incorporate, and promulgate by resolution codes, rules and regulations for residential contractors within the confines of the unincorporated areas of Sedgwick County and those second- and third-class cities that have adopted those codes, rules, and regulations by action of their governing bodies and have entered into agreements with Sedgwick County related thereto; and

**WHEREAS**, effective January 1, 2013, Sedgwick County and the City of Wichita consolidated code enforcement from their respective jurisdictions within the Metropolitan Area Building and Construction Department ("MABCD") in Sedgwick County Resolution No. 135-2012 and City of Wichita Ordinance No. 49-333; and

**WHEREAS**, Sedgwick County, Kansas, and the City of Wichita, Kansas, have hereby adopted the Wichita-Sedgwick County Unified Building and Trade Code ("UBTC") within Resolution No. 175-2012 and Ordinance No. 49-412; and

**WHEREAS**, the Board of County Commissioners of Sedgwick County, Kansas wish to adopt and incorporate the 2018 International Residential Code, published by the International Code Council, with amendments noted within this Resolution, within Article 2, Section 4 of the UBTC.

**NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, AMENDS ARTICLE 2, SECTION 4 OF THE WICHITA-SEDGWICK COUNTY UNIFIED BUILDING AND TRADE CODE AS FOLLOWS:**

***SECTION 1.***

**Sec. 2.4.010. - Adoption of the International Residential Code** *is amended to read as follows:*

The International Residential Code, as published by the International Codes Council, Inc., 2018 Edition, is hereby adopted and incorporated herein by reference, subject to such amendments thereto as are set forth hereinafter. Any references within Article 2, Section 4 of the Wichita-Sedgwick County Unified Building and Trade Code to the International Residential Code shall apply to the aforementioned version of the International Residential Code. All provisions within Article 2, Section 4 of the Wichita-Sedgwick County Unified Building and Trade Code prior to the passage of the resolution

and ordinance adopting the 2018 International Residential Code shall remain unchanged, unless otherwise indicated within such resolution and ordinance.

## ***SECTION 2.***

### **Sec. 2.4.030. - Work exempt from permit.**

Section R105.2 of the International Residential Code is amended to read as follows:

*R105.2 Work exempt from permit:* Exemption from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

#### ***BUILDING:***

1.

(a) Within the Wichita Jurisdiction, one-story detached accessory structures classified as Groups S or U occupancies are exempt from the requirement to obtain a building permit provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>) and a location permit is obtained from the MABCD prior to installation. For Wichita Jurisdiction location permits, the owner or authorized agent shall submit a site plan and MABCD staff will complete a pre-construction assessment of the site plan to ensure that the proposed location for the structure is not impermissibly located in a floodplain, floodway, easement, setback, or protrude onto a neighboring property. Lacking the presence of any of those conditions, MABCD staff will authorize the construction of the structure. After construction of the structure, MABCD staff will complete a post-construction on-site inspection to ensure the structure has been constructed in the location identified on the location permit.

(b) Within the Sedgwick County Jurisdiction, one-story detached accessory structures classified as Groups S or U occupancies are exempt from the requirement to obtain a building permit provided the floor area does not exceed 400 square feet and (provided such structure is in the unincorporated area of Sedgwick County) a location permit is obtained from the MABCD prior to installation. For Sedgwick County Jurisdiction location permits, the owner or authorized agent shall submit a site plan and MABCD staff will complete a pre-construction assessment of the site plan to ensure that the proposed location for the structure is not impermissibly located in a floodplain, floodway, easement, setback, or protrude onto a neighboring property. Lacking the presence of any of those conditions, MABCD staff would authorize the construction of the structure and no follow-up inspection would be necessary.

Location permits are not required in second- and third-class cities that contract with Sedgwick County, which are otherwise considered to be part of the Sedgwick County

Jurisdiction.

**Exception to Location Permit Requirement** (applicable within the Wichita Jurisdiction and the Sedgwick County Jurisdiction): Non-fixed and movable storage cabinets equipped with doors that conceal the contents within and having a footprint not exceeding 25 square feet (2.32 m<sup>2</sup>), shall not require the issuance of a location permit.

All detached accessory structures within both the Wichita Jurisdiction and the Sedgwick County Jurisdiction greater than 25 (2.32 m<sup>2</sup>) but equal to or less than 400 (37.16 m<sup>2</sup>) square feet shall be tied down to the earth using anchoring methods described in "Non Vehicular Storage Structure Anchoring Standards" of the City of Wichita; or be attached to a permanent concrete foundation per R403.1.6.

- 1.1 Playhouses or tree houses having single or multi-level floors with or without roofs.
2. Concrete or masonry fences not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall and other fences not over 8 feet (2438 mm) high.
  - 2.1 Concrete or masonry monument sign bases not 4 feet (1219 mm) in height measured from the lowest point of the adjoining grade. The sign size and content requires separate approval and permit.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.
6. Decks, stoops, and porches not more than 30 inches (762 mm) above adjacent grade without overhead structures and not over any basement or story below.
7. Replacement of floor covering, painting, papering, tiling, carpeting, cabinets, counter tops, paneling and similar finish work.
8. Prefabricated swimming pools that are less than 24 inches (610 mm) deep and the capacity does not exceed 5,000 gallons (18,925 L) in which the pool walls are entirely above ground.
9. Swings and other playground equipment accessory to a one- or two-family dwelling.
10. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
11. Emergency board-up, or securing temporary bracing of a building after a fire, storm, vehicle

damage or other disaster which caused the building to be open or unsafe. The building owner or his/her agent may cause such work to be done provided that the MABCD is notified the following business day.

12. Repair or replacement of roofing and/or siding materials not exceeding 400 square feet (37.16 m<sup>2</sup>) within any 12 month period.

13. Repair or replacement of interior gypsum wallboard on non-fire rated walls or ceilings when the total area does not exceed 100 square feet (9.29 m<sup>2</sup>) within any 12-month period and provided that no framing electrical, mechanical or plumbing changes are made.

14. Replacement of windows or doors or replacement of roof skylights or equipment with the same size or smaller unit(s) that does not involve the removal, cutting, alteration or replacement of any building structural member; including but not limited to studs, headers, girders, beams, joists, rafters, cripples, jacks or other supporting framing member(s). The framing used to infill existing openings for the purpose of installing smaller unit(s) shall be exempt from permit requirements. Placement of smaller windows or doors shall not reduce the minimum size requirements of escape and rescue openings, or egress door(s) required in Sections R310 and R311 of this Code. The replacement door or window shall not be of a lower fire rating than required by this Code for any rated wall or assembly.

*ELECTRICAL:*

Exemptions for electrical permits shall be governed by Article 4 of this Code.

*GAS:*

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

*MECHANICAL:*

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any minor part that does not alter approval of equipment or make such

equipment unsafe.

6. Portable evaporative coolers.

7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, water or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

### **SECTION 3.**

#### **Sec. 2.4.100. – Final inspection.**

Section R109.1.6 of the International Residential Code is amended to read as follows:

*R109.1.6 Final inspection.* Final inspection shall be made after the permitted work is complete and prior to occupancy. This requirement may be waived by the building official for approvals granted to limited contractors who are part of self-certification programs established and monitored by the MABCD. In these instances the contractors must meet all established program criteria, must provide all required documentation, and be subject to periodic audits by the MABCD. The building official may revoke permission to self-certify, for cause, at any time.

### **SECTION 4.**

#### **Sec. 2.4.110. – Alternative provisions.**

Section R301.1.1 of the International Residential Code is amended to read as follows:

*R301.1.1 Alternative provisions.* As an alternative to the requirements in Section R301.1 the following standards are permitted subject to the limitations of this Code and the limitations therein. Where engineered design is used in conjunction with these standards the design shall comply with the International Building Code.

1. American Forest and Paper Association (AAF&PA) Wood Frame Construction Manual (WFCM).

2. American Iron and Steel Institute (AISI) Standard for Cold-Formed Steel Framing - Prescriptive Method for One- and Two-Family Dwellings (COFS/PM) with Supplement to Standard for Cold-Formed Steel Framing - Prescriptive Method for One- and Two-Family Dwellings.
3. The Wichita Foundation, Basement and Slab-on-Grade Standards for One and Two Family Dwellings (August 30, 2011).
4. The City of Wichita Standard for Residential Wood Framed Decks – Deck Standards.

## **SECTION 5.**

### **Sec. 2.4.140. - Habitable rooms.**

Section R303.1 of the International Residential Code is amended to read as follows:

*R303.1 Habitable rooms.* All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall not be less than 4 percent of the floor area being ventilated.

#### **Exceptions:**

1. The glazed areas need not be openable where the opening is not required by Section R310 and an approved mechanical ventilation system capable of producing 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (78 L/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
2. The glazed area need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot-candles (65 lux) of the area of the room at a height of 30 inches (762 mm) above the floor level.
3. Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

In new dwellings and additions to existing one and two family dwellings, where a new separate heating and/or cooling system is being added to serve, but not necessarily limited to serving the new addition, an outside air duct shall be connected to the main return air duct, prior to filter, of each heating and/or cooling system for the habitable space served. Duct size shall be based on the square footage of habitable space served as follows:

1. 1500 sq. ft. or less: 4 inch diameter or 12.6 square inches.
2. 1501 sq. ft. to 2000 sq. ft. 5 inch diameter or 19.6 square inches.
3. 2001 sq. ft. and larger 6 inch diameter or 28.3 square inches. All areas listed exclude finished basement area. The outside air duct shall be provide with a ¼ inch mesh inlet screen. The outside air duct shall not draw air from contaminated sources.

## ***SECTION 6.***

Sec. 2.4.160 is hereby deleted.

## ***SECTION 7.***

Sec. 2.4.170 is hereby deleted.

## ***SECTION 8.***

### **Sec. 2.4.190. - Minimum opening area, height and width.**

Sections R310.2.1 through R310.2.3 of the International Residential Code are amended as follows:

*R310.2.1 Minimum opening area.* All emergency escape and rescue openings shall have a minimum net clear opening of 4.5 (0.418 m<sup>2</sup>) square feet with the window in an open position, with a total break-out area of 5.7 (0.530 m<sup>2</sup>) square feet. The minimum net clear opening shall be maintained to a public way, yard or court.

*R310.2.2 Minimum opening height.* The minimum net clear opening height shall be:

1. 19¾ inches (501.7 mm) plus or minus ¼ inch for single, double hung and awning style windows.

For all other types of windows the minimum height shall be determined by multiplying the width times the height to achieve a total net clear opening of 4.5 (114.3 mm<sup>2</sup>) square feet with a total break-out area of 5.7 (0.530 m<sup>2</sup>) square feet.

*R310.2.3 Minimum opening width.* The minimum net clear opening width shall be:

1. 17 inches (431.8 mm) plus or minus ¼ inch in the open position for casements and slider windows.
2. 30¼ (768.35 mm) inches plus or minus ¼ inch for single and double hung units.

## **SECTION 9.**

Former Wichita-Sedgwick County Building and Trade Code Sec. 2.4.200 entitled “Minimum opening height” and Sec. 2.4.210 entitled “Minimum opening width” are deleted, as they are now accounted for within Sec. 2.4.190.

## **SECTION 10.**

### **Sec. 2.4.220. - Ladder and steps.**

Section R310.2.3.1 of the International Residential Code is amended to read as follows:

*R310.2.3.1 Ladders, steps and fall protection.* Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) to the back of the rung from the wall and shall be spaced not more than 12 inches (305 mm) on center vertically for the full height of the window well. Window wells with a vertical depth of more than 30 inches (762 mm) shall be provided with guardrails that are designed in accordance with Section R312, or a protective cover designed to a minimum of 20 pounds per square foot (0.96 KN per m<sup>2</sup>) uniformly distributed live load. Window well covers shall be provided with an emergency egress hatch located above the ladder or steps, with the minimum egress opening maintained. The force required to open the egress hatch shall not exceed 30 pounds (133.45 N) and shall not require the use of keys, more than one operation, or any special knowledge or effort. Window well covers, grates, and guardrails shall be constructed of materials approved for exterior use.

## **SECTION 11.**

### **Sec. 2.4.225 – Drainage.**

**Section 2.4.225- Drainage of the International Residential Code** is amended to read as follows:

Section R310.2.3.2 Drainage of the International Residential Code is hereby added to read as follows:

*R310.2.3.2 Drainage.* Window wells shall be designed for proper drainage by connecting to the existing foundation drainage system required by Section R405.1 or by an approved alternative method. If no existing foundation drainage system has been installed, the entire window well area shall have a minimum depth of 12” of washed gravel or crushed rock below the floor level.



**Exception:** A drainage system for window wells is not required when the foundation is on well- drained soil or sand-gravel mixture soils according to the U.S. Soil Classification System, Group I Soils, as detailed in Table 405.1.

## **SECTION 12.**

Sec. 2.4.270 is hereby deleted.

## **SECTION 13.**

### **Sec. 2.4.280. - Handrails.**

Section R311.7.8.1 of the International Residential Code is amended to read as follows:

*R311.7.8.1 Height.* Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 32 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bending's shall be permitted to exceed the maximum height.

## **SECTION 14.**

### **Sec. 2.4.290. - Handrails continuity.**

Section R311.7.8.4 of the International Residential Code is amended to read as follows:

*R311.7.8.4 Continuity.* Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned to the wall or shall terminate in newel posts or safety terminals at the top of each flight of stairs. Handrails adjacent to a wall shall have a space of not less than 1.25 (32.5mm) inches between the wall and the handrails.

Graspable portions of the handrail may not end up completely continuous from the top riser to the bottom riser. The rail shall return to the wall.

**Exceptions:**

- (1) Handrails shall be permitted to be interrupted by a newel post at the turn.
- (2) The use of a volute, turnout or starting easing, or starting newel shall be allowed over the lowest tread.

## **SECTION 15.**

### **Sec. 2.4.300. - Handrail grip size.**

Section R311.7.8.5 of the International Residential Code is amended to read as follows:

*R311.7.8.5 Handrail grip size.* All required handrails shall be of one of the following types or provide equivalent grasp ability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm).
2. Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall provide a graspable finger recess area on the outboard side of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (9.5 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

## **SECTION 16.**

### **Sec. 2.4.320. - Single-and multiple-station smoke alarms.**

Section R314.3 and R314.4 of the 2018 International Residential Code are amended to read as follows:

*R314.3 Location.* Single and multiple-station smoke alarms shall be installed in the following locations:

1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the

lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

*R314.4 Interconnection.* Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where wireless alarms are installed & all alarms sound on activation of one alarm.

## ***SECTION 17.***

Section 2.4.330 is hereby deleted.

## ***SECTION 18.***

Sec. 2.4.335 is hereby deleted.

## ***SECTION 19.***

### **Sec. 2.4.332. - Thermal barrier.**

Section R316.4 of the International Residential Code is amended to read as follows:

*R316.4 Thermal barrier.* Unless otherwise allowed in Section R316.5, foam plastic shall be separated from the interior of a building by an approved thermal barrier of minimum 0.5 inch (12.7 mm) gypsum wallboard or an approved finish material equivalent to a thermal barrier material that will limit the average temperature rise of the unexposed surface to no more than 250°F (139°C) after 15 minutes of fire exposure complying with the ASTM E 119 standard time temperature curve. The thermal barrier shall be installed in such a manner that it will remain in place for 15 minutes based on NFPA 286 with the acceptance criteria of section R315.4, FM4880, UL 1040 or UL 1715.

**Exception:** Insulating concrete forms (ICFs) may be used without the thermal barrier described in Section 314.4 when the foam plastic meets the following criteria:

1. The foam plastic has a minimum self-ignition temperature of 450 degrees C when tested in accordance with ASTM D 1929;

2. The foam plastic has a flame-spread rating of less than 25 and a smoke-developed rating of less than 450 when tested in accordance with ASTM E 84
3. The foam plastic wall assembly has a minimum two (2) hour fire resistance rating when tested in accordance with ASTM E 119; and the ICF has a valid ICCES ER number.

## **SECTION 20.**

### **Sec. 2.4.380. – Section R324 deleted.**

Section R324 of the International Residential Code is hereby deleted.

## **SECTION 21.**

### **Sec. 2.4.400. - Section R403.1.1 created.**

Section R403.1.1 of the International Residential Code is amended to read as follows:

*R403.1.1. Minimum size.* Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 (1) through R403.1 (3). For construction of one and two family dwelling habitable spaces, the Wichita Foundation, Basement and Slab-on-Grade Standards for One and Two Family Dwellings (August 30, 2011) shall apply.

The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 6 inches (152 mm) thick. Footing projections, P, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1 (2) and R403.1 (3).

## **SECTION 22.**

### **Sec. 2.4.410. - Section R403.1.3.3 created.**

Section R403.1.3.3 of the International Residential Code is amended to read as follows:

*R403.1.3.3 Slabs-on-grade with turned-down footings and slabs-on-grade cast monolithically with a footing.* For slabs-on-grade with turned-down footings and slabs-on-grade cast monolithically with a footing, construction of one and two family dwelling habitable spaces shall comply with the Wichita Foundation, Basement and Slab-on-Grade Standards for One and Two Family Dwellings (August 30, 2011).

## **SECTION 23.**

### **Sec. 2.4.420. - Minimum depth.**

Section 403.1.4 of the International Residential Code is hereby amended to read as follows:

*R403.1.4 Minimum depth.* All exterior footings shall be placed at least 24 (610 mm) inches below the undisturbed ground surface. For construction of one and two family dwelling habitable spaces, the Wichita Foundation, Basement and Slab-on-Grade Standards for One and Two Family Dwellings (August 30, 2011) shall apply. Where applicable, the depth of the footings shall also conform to Sections R403.1.4.1.

## **SECTION 24.**

### **Sec. 2.4.430. - Frost protection.**

Section R403.1.4.1 of the International Residential Code is amended to read as follows:

*R403.1.4.1 Frost protection.* Section R403.1.4.1 of the International Residential Code is amended to read as follows:

Frost Protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1), per amended Table footnote "b." and the Wichita Foundation, Basement and Slab-on-Grade Standards for One and Two Family Dwellings (August 30, 2011);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock

#### **Exceptions:**

1. Protection of freestanding accessory structures with an area of 400 (36.2m<sup>2</sup>) square feet or less of light-framed construction with an eave-height of 10 feet (3048mm) or less shall not be required.
2. Protection of freestanding accessory structures with an area 400 square feet (36.2m<sup>2</sup>) or less of other than light-framed construction with an eave-height of 10 feet (3048mm) or less shall not be required.

Footings shall not bear on frozen soil. Frost depth in Wichita is 24 inches.

**SECTION 25.**

**Sec. 2.4.440 - Section R403.1.8 created.**

Section R403.1.8 of the International Residential Code is amended to read as follows:

*R403.1.8 Foundations on expansive soils.* Foundations and floor slabs for buildings located on expansive soils shall be designed in accordance with Section 1808.6 of the International Building Code or as specified in the Wichita Foundation, Basement and Slab-on-Grade Standards for One and Two Family Dwellings (August 30, 2011).

**SECTION 26.**

Sec. 2.4.455 is hereby deleted.

**SECTION 27.**

Sec. 2.4.457 is hereby deleted.

**SECTION 28.**

**Sec. 2.4.460. - Floor trusses.**

Section R502.11.4 of the International Residential Code is amended to read as follows:

*Floor Truss design drawings.* Floor truss design drawings, prepared in compliance with Section R502.11.1, shall be provided to the building official at the framing inspection. Truss design drawings shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum, the information specified below:

1. Slope or depth, span, and spacing.
2. Location of all joints.
3. Required bearing widths.
4. Design loads as applicable:
  - 4.1. Top chord live load (including snow loads);
  - 4.2. Top chord dead load;
  - 4.3. Bottom chord live load;
  - 4.4. Bottom chord dead load;
  - 4.5. Concentrated loads and their points of application; and

- 4.6. Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description, e.g., size, thickness or gauge, and the dimensioned location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member.
9. Connection requirements for:
  - 9.1. Truss-to-truss girder;
  - 9.2. Truss ply-to-ply; and
  - 9.3. Field splices.
10. Calculated deflection ratio and/or maximum description for live and total load.
11. Required permanent truss member bracing location.

## **SECTION 29 .**

Sec. 2.4.510 is hereby deleted.

## **SECTION 30.**

### **Sec. 2.4.520. - Size and Spacing.**

Section R703.8.4.1 of the International Residential Code is amended to read as follows:

*R703.8.4.1 Size and spacing.* Veneer ties, if strand wire, shall not be less in thickness than No. 9 U.S. gage [(0.148 in.) (4 mm)] wire and shall have a hook embedded in the mortar joint, or if sheet metal, shall be not less than No. 26 [(0.0245 in.) (0.62 mm)] U.S. gage by 7/8 inch (22 mm) corrugated. Each tie shall be spaced not more than 16 (406 mm) inches on center horizontally and vertically and shall support not more than 1.96 (0.19 m<sup>2</sup>) square feet of wall area. When stud spacing is 24 (610 mm) inches on center, ties may be spaced 24 inches (610 mm) on center to match stud spacing (maximum 1.96 (0.19 m<sup>2</sup>) square feet still required). All ties shall be attached to a stud.

**Exception:** In Seismic Design Category D0, D1 or D2 or townhouses in Seismic Design Category C or in wind areas of more than 30 pounds per square foot pressure (1.44 kPa), each tie shall support not more than 2 square feet (0.2 m<sup>2</sup>) of wall area.

***SECTION 31.***

Sec. 2.4.560 is hereby deleted.

***SECTION 32.***

**Sec. 2.4.580. - Part IV - Energy Conservation deleted.**

Part IV - Energy Conservation of the International Residential Code is hereby deleted.

***SECTION 33.***

**Sec. 2.4.590. - Part V – Mechanical chapters deleted.**

Part V – Mechanical chapters of the International Residential Code is hereby deleted.

***SECTION 34.***

**Sec. 2.4.600. – Part VI – Fuel Gas.**

Part VI, Fuel Gas of the International Residential Code is hereby adopted.

***SECTION 35.***

**Sec. 2.4.610. - Part VII - Plumbing deleted.**

Part VII - Plumbing, of the International Residential Code is hereby deleted.

***SECTION 36.***

**Sec. 2.4.620. - Part VIII - Electrical deleted.**

Part VIII - Electrical, of the International Residential Code is hereby deleted.

***SECTION 37.***

**Sec. 2.4.790. - Fuel gas (application).**



Section G2401.1 (101.2) of the International Residential Code is amended to read as follows:

*G2401.1 (101.2) Application.* This chapter covers fuel-gas utilization appliances and related accessories, venting systems and combustion air configurations most commonly encountered in the construction of one- and two-family dwellings and structures regulated by this Code. Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air and venting. Fuel gas piping, systems, and connections for buildings governed by the International Residential Code, shall be regulated by Article 3 of this Code. The omission from this chapter of any material or method of installation provided for in the International Fuel Gas Code shall not be construed as prohibiting the use of such material or method of installation. Fuel-gas piping systems, fuel-gas appliances and related accessories, venting systems and combustion air configurations not specifically covered in these chapters shall comply with the applicable provisions of the International Fuel Gas Code.

Gaseous hydrogen systems shall be regulated by Chapter 7 of the International Fuel Gas Code.

This chapter shall not apply to the following:

1. Liquefied natural gas (LNG) installations.
2. Temporary LP-gas piping for buildings under construction or renovation that is not to become part of the permanent piping system.
3. Except as provided in Section G2412.1.1, gas piping, meters, gas pressure regulators, and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
4. Portable LP-gas equipment of all types that is not connected to a fixed fuel piping system.
5. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.
6. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.

### **SECTION 38.**

#### **Sec. 2.4.800. - Section G2404.10 (307.5) created.**

Section G2404.10 (307.5) of the International Residential Code is amended to read as follows:

*G2404.10 (307.5) Auxiliary drain pan.* Category IV condensing appliances shall have an auxiliary drain pan when located above finished ceilings or furred spaces. These pans shall be installed in accordance with the applicable provisions of Section M1411.

**Exception:** An auxiliary drain pan shall not be required for appliances that automatically shut down operation in the event of a stoppage in the condensate drainage system.

## **SECTION 39.**

### **Sec. 2.4.810. - Appliance location.**

Section G2406.2 (303.3) of the International Residential Code is amended to read as follows:

*G2406.2 (303.3) Prohibited locations.* Appliances shall not be located in or obtain combustion air from sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in a space that opens into such rooms or spaces, except where the installation complies with one of the following:

1. The appliance is a direct-vent appliance installed in accordance with the conditions of the listing and the manufacturer's instructions.
2. Vented room heaters, wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters and decorative appliances for installation in vented solid fuel-burning fireplaces are installed in rooms that meet the required volume criteria of Section G2407.5.
3. A single wall-mounted unvented room heater is installed in a bathroom and such unvented room heater is equipped as specified in Section G2445.6 and has an input rating not greater than 6,000 Btu/h (1.76 kW). The bathroom shall meet the required volume criteria of Section G2407.5.
4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93 kW). The bedroom shall meet the required volume criteria of Section G2407.5.
5. The appliance is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self-closing device. All combustion air shall be taken directly from the outdoors in accordance with Section G2407.6 or other approved areas.
6. Replacement of fuel fired appliances installed in toilet rooms if approved by the building official.

**SECTION 40.**

**Sec. 2.4.820. - Section G2408 (305.7) created.**

Section G2408.4 (305.7) of the International Residential Code is amended to read as follows:

*G2408.4 (305.7) Clearances from grade.* The placement of appliances in relation to ground level shall be governed by Section 2.4.550 of this Code.

**SECTION 41.**

**Sec. 2.4.830. - Section G2410 (309) created.**

Section G2410 (309) of the International Residential Code is amended to read as follows:

*Section G2410 (309) Electrical* shall be regulated by Article 4 of this Code.

**SECTION 42.**

**Sec. 2.4.840. - Section G2410.2 (309.2) created.**

Section G2410.2 (309.2) of the International Residential Code is amended to read as follows:

*G2410.2 (309.2) Connections.* Electrical connections between gas appliances and the building wiring, including the grounding of the appliances, shall conform to Article 4 of this Code.

**SECTION 43.**

**Sec. 2.4.850. - Section G2411 (310) created.**

Section G2411 (310) of the International Residential Code is amended to read as follows:

*Section G2411 (310) Electrical bonding* shall be regulated by Article 4 of this Code.

**SECTION 44.**

**Sec. 2.4.860. - Sections of Chapter 24 (regulating gas piping) amended.**

The following sections of Chapter 24 shall each be amended to read as follows:

Sections G2412 (401), G2413 (402), G2414 (403), G2415 (404), G2416 (405), G2417 (406), G2418 (407), G2419 (408), G2420 (409), G2421 (410), G2422 (411), G2423 (413) and G2424 (415) of the International Residential Code shall be regulated under Article 3

of this Code.

***SECTION 45.***

Sec. 2.4.870 is hereby deleted.

***SECTION 46.***

Sec. 2.4.880 is hereby deleted.

***SECTION 47.***

Sec. 2.4.890 is hereby deleted.

***SECTION 48.***

Sec. 2.4.900 is hereby deleted.

***SECTION 49.***

**Sec. 2.4.910. – Appendix Q Tiny Houses is hereby created.**

Section AQ Tiny Houses – Definitions, **Tiny House** is amended to read as follows: A dwelling that is 500 square feet or less in floor area excluding lofts.

***SECTION 50 - SEVERABILITY***

Should any section, clause or provision of this Resolution be declared by any court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part so declared to be invalid.

***SECTION 51 – PUBLICATION AND EFFECTIVE DATE***

Upon adoption of this Resolution, the Sedgwick County Clerk shall publish this Resolution once in the official county newspaper. This Resolution shall become effective January 1, 2019.

Commissioners present and voting were:

DAVID M. UNRUH  
MICHAEL B. O'DONNELL, II  
DAVID T. DENNIS  
RICHARD RANZAU  
JAMES M. HOWELL

aye  
aye  
aye  
aye

Dated this 15<sup>th</sup> day of August, 2018.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

Kelly B. Arnold  
KELLY B. ARNOLD, County Clerk



David T. Dennis

DAVID T. DENNIS, Chairman  
Commissioner, Third District

David M. Unruh

DAVID M. UNRUH, Chair Pro Tem  
Commissioner, First District

APPROVED AS TO FORM:

Justin M. Waggoner  
JUSTIN M. WAGGONER  
Assistant County Counselor

Michael B. O'Donnell, II

MICHAEL B. O'DONNELL, II  
Commissioner, Second District

Richard Ranzau

RICHARD RANZAU  
Commissioner, Fourth District

James M. Howell

JAMES M. HOWELL  
Commissioner, Fifth District