



## MABCD CONSTRUCTION INDUSTRY NEWSLETTER

Issue 48—May 2025

<https://www.sedgwickcounty.org/mabcd/mabcd-newsletter/>

Chris Nordick - Editor

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### Administration -

#### Roofing Self-Inspection Program

The Roofing Self Inspect Program was a limited pilot program that required a contractor to meet several specified conditions prior to being accepted into the program.

Approximately eight years ago the Roofing Self Inspect Pilot Program ended. At that time no new participants were accepted, and **only those who remained as part of the original program were allowed to continue to provide the self-inspect documentation.**

Recently MABCD permitting staff has encountered several roofing applications submitted online that were marked as “Self Inspect.” Some contractors mistakenly believe they are not required to request inspections for their roofing jobs as long as they check the “Self Inspect” box on their applications.

It is the responsibility of the roofing contractor to request inspection for jobs that require the issuance of a roofing permit. Unless the roofing contractor was an approved participant in the pilot program, there is no option for self-inspection for roofing job.

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#### Special points of interest

- Roofing Self Inspect Program.
- Required separation between structures.
- Service Lateral Requirements.
- Ammonia Refrigerant.
- Sewer Maintenance, repair, replacement.
- Landscaping and Fire Department Access.
- Advisory Board calendar.
- Building Permit application.

# Building Division

## Required Separation Between Structures

The Wichita-Sedgwick County Unified Zoning Code requires 3 feet separation between all structures.

MABCD inspectors are enforcing this code on all permits. The 3 feet separation between structures is measured to include all overhangs, not just wall to wall.

This requirement can be found in the Wichita-Sedgwick County Unified Zoning code section III-D.7.e.(7).

Paraphrasing the code section—Unless attached to the primary structure, accessory structures shall be located at least 3 feet from the primary structure. This measurement includes overhangs between structures.

Please be observant on all building projects to ensure this requirement is met.

Thank you.

**Must maintain minimum of 3 feet between structures, including overhangs.**



# Electrical Division -

Please visit our website for more information: [Electrical, Elevator, & Alarm Division](#)

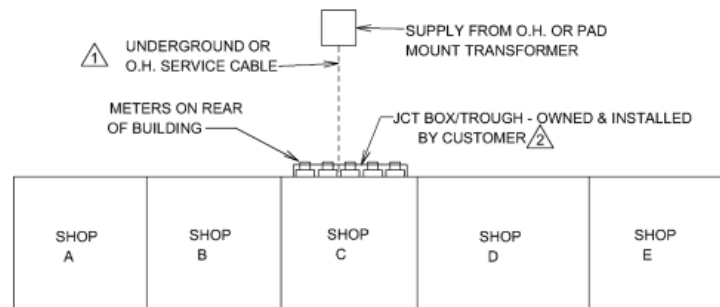
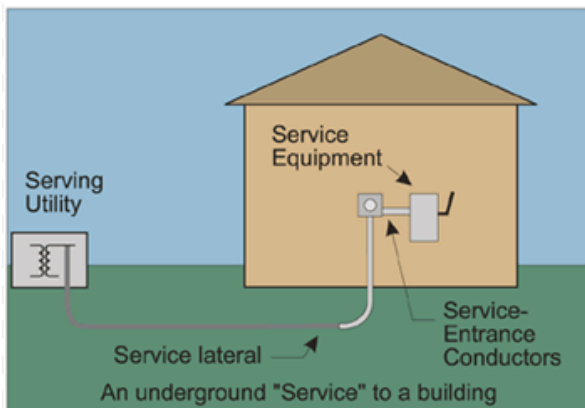
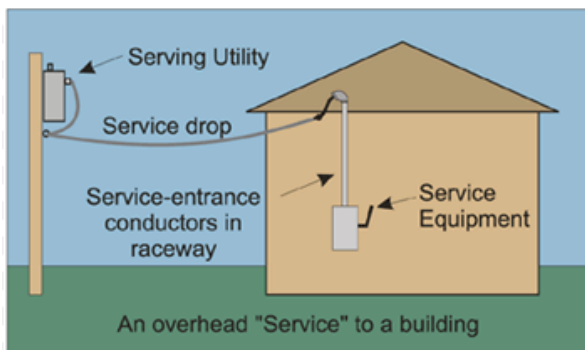
## Service Lateral Requirements

For the May edition of the MABCD Newsletter, we will discuss :

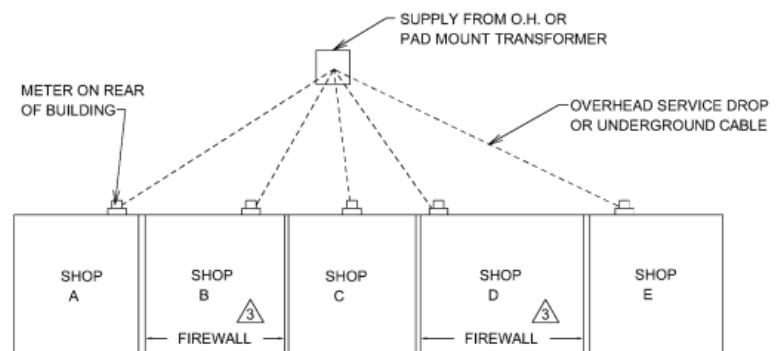
According to the 2023 National Electrical Code (NEC), a building is typically served by only one service drop or service lateral. However, there are exceptions for buildings with specific needs like fire pumps, emergency systems, or multiple occupancies. Underground service conductors, including service laterals, must be installed according to NEC requirements, have adequate mechanical strength, and be sized appropriately for the load.

### MABCD has amended this requirement in UBTC Section :

SECTION 4.2.036. – NUMBER OF SERVICES Section 230.2 of the National Electrical Code (NEC) shall be amended to read as follows: A building or other structure served shall be supplied by only one service drop or lateral unless permitted in Section **230.2(A), (C), or (D)**.



SERVICE TO SHOPS WITH OR WITHOUT FIREWALLS  
BETWEEN EACH SHOP



OPTIONAL METHOD - WITH COMPANY APPROVAL  
SERVICE TO SHOPS WITH FIREWALLS  
BETWEEN EACH SHOP

## Mechanical Division -

Please visit our website for more information: [Mechanical Division](#)

### 2024 IMC Code Text: 1101.1.2 Ammonia Refrigerant.

2024 IMC has added ANSI/IIAR 6-2019 for ammonia refrigerant systems:



### 2024 IMC Code Text: 1101.1.2 Ammonia Refrigerant.

Refrigeration systems using ammonia ~~as the~~ refrigerant shall comply with IIAR 2 [for system design](#), [IIAR 3 for valves](#), [IIAR 4 for installation](#), and [IIAR 5 for start-up](#), and [IIAR 6](#) and shall not be required to comply with this chapter..

#### Change Significance:

Section 1101.1.2 requires full compliance with IIAR standards No. 2 through 6, which regulate all aspects of ammonia refrigeration with no reliance on provisions in the IMC. The IIAR (International Institute of Ammonia Refrigeration) standards are similar in format to ASHRAE 15 but are ammonia (R-717) specific. Additionally, the International Fire Code (IFC) Section 606 contains many provisions applicable to refrigerants and refrigerating systems.

The 2024 IMC clarifies the requirements for maintenance of closed-circuit ammonia refrigeration systems. The IIAR standards continue to expand, and as the IMC utilizes the IIAR standards to regulate the installation, construction, testing and maintenance of these systems by reference, whenever updates occur to the IIAR suite of standards, the IMC incorporates these changes. Standard IIAR 6- Inspection, Testing, and Maintenance of Closed-Circuit Ammonia Refrigeration Systems-is added by reference for proper maintenance..



## Plumbing Division -

Please visit our website for more information: [Plumbing Division](#)

### Sewer Maintenance, Repair and Full Sewer Replacement

Sewer Maintenance division of Wichita Public Works must be contacted at least 24 hours in advance of all sewer work that meets the criteria below. The sewer maintenance dispatch staff may be reached at 316-268-4025 for scheduling.

Failure to contact sewer maintenance to schedule with the tap crew may lead to delays in approval to cover the work and therefore increased cost for the contractor. The sewer maintenance tap crew must perform their inspection of the Vitrified Clay Pipe or ABS main at the point of lateral connection. Typically, the wye or obsolete tap must be replaced with a new PVC saddle and the tap crew must be there on site to perform this function.

1. Residential building sewer full replacement or repair of the building sewer at the connection to the city main sewer. Any repair or excavation for repair made in the easement shall be to and include the tap or wye connection. The property owner is responsible for the building sewer from the house to and including the tap or wye at the city main sewer.
2. Building sewer for new residential construction where the city main sewer is vitrified clay pipe (VCP) or ABS material.
3. New taps and existing taps for repairs on commercial building sewers at the city main where the city main sewer is VCP or ABS.
4. All connections made directly to any manhole.

The staff at sewer maintenance dispatch will have the information regarding the material that the city sewer main is constructed of. In all of the situations listed above the contractor must apply for a sewer permit through the MABCD Dynamic Portal. Contractors must also schedule an inspection through the Dynamic Portal on the sewer permit after it has been approved by MABCD permit staff and paid for by the contractor.

Below is a link to the Dynamic Portal.

<https://mabcdportal.sedgwickcounty.org/Views/Login.aspx?ReturnUrl=%2f>



# Wichita Fire Department -

## Landscaping and Fire Department Access

### 13.1.5

A minimum 36 in. (915 mm) of clear space shall be maintained to permit access to and operation of fire protection equipment, fire department inlet connections, or fire protection system control valves.

The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment.



Let's all be the **GOOD**. The **bad** and the **ugly** makes it so much more difficult when seconds count.



# MABCD Advisory Boards - Calendar

- [Board of Building Code Standards and Appeals \(BCSA\)](#)
- [Board of Electrical Appeals \(BEA\)](#)
- [Board of Appeals of Refrigeration, Air Conditioning, Warm Air Heating, and Boiler](#)
- [Board of Appeals of Plumbers and Gas Fitters](#)

## May 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<i>1 MABCD Mechanical Board Meeting</i>	<i>2</i>	<i>3</i>
<i>4</i>	<i>5 MABCD BCSA Board Meeting</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>
<i>11</i>	<i>12</i>	<i>13 MABCD Electrical Board Meeting</i>	<i>14</i>	<i>15</i>	<i>16</i>	<i>17</i>
<i>18</i>	<i>19</i>	<i>20</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>24</i>
<i>25</i>	<i>26</i>	<i>27</i>	<i>28 MABCD Plumbing Board Meeting</i>	<i>29</i>	<i>30</i>	<i>31</i>

# Assistant Directors Desk -

## Building Permit Application

### BUILDING PERMIT APPLICATION MISREPRESENTATION OF FACT

It appears the some in industry have moved into an era of misrepresentation when applying for building permits, with such items as omitting finished square foot, number of bedrooms, bathrooms etc. Cost cutting on the front end tends to have a domino effect with the outcome an inferior product for the owner.

Not only does this affect the value of the permit it may affect the inspection process.

This issue has become increasingly familiar in unincorporated Sedgwick County. Misrepresentation of facts has a major effect on correctly sizing the wastewater system. In the long term you are performing a disservice for your client by cutting costs on a wastewater system that will last for a certain undetermined amount of time, which then leaves the homeowner holding the bag and the cost of a new system that is larger than what was installed due to the undersized system in the beginning from false information provided on the building permit application.

Misrepresentation of information could and will result in appearance before the Board of Code Standards and Appeals.

**As a reminder please see the section of the Unified Building and Trades Code (UBTC) Section 2.1.190- Revocation**

The building official may, upon his own motion, and shall upon the verified complaint in writing of any person, require any contractor to appear before the board of code standards and appeals for TOC 37 hearing upon five days' notice in writing, and mailed to his last known post office address, and such board shall have the power to place on probation for a specified time period, temporarily suspend or permanently revoke the license if the holder thereof is found guilty of or commits any one or more of the following acts or omissions:

- a)** Abandonment of any contract without legal causes;
- b)** Diversion of funds or property received for performance or completion of a specific contract, or for a specified purpose in the performance or completion of any contract, and their application or use for any other contract, obligation or purpose, or the failure, neglect or refusal to use such funds or property for the performance or completion of such contract;
- c)** Fraudulent departure from or disregard of plans or specifications in any material respect, without consent of the owner or his duly authorized representative;
- d)** Willful and deliberate disregard and violation of the provisions of this Code or any other ordinance of the city, or failure to comply with any lawful order of the Director of the MABCD;
- e)** Failure to keep records showing all receipts and disbursements of the licensee in all of his transactions as a contractor as the term is defined in this Article, and to produce the same for examination by the board of code standards and appeals when so required;
- f)** **Misrepresentations of a material fact by application in obtaining a license or permit;**
- g)** The doing of any fraudulent act by the licensee as a contractor in consequence of which another is substantially injured;
- h)** Fraudulent use of license to obtain building permits for another;
- i)** Carelessness or negligence in providing reasonable safety measures for the protection of workmen and the public;
- j)** Failure to obtain permits as required in this Code.
- k)** Failure by a corporation to have an active member or officer who has been approved by the board of code standards and appeals as a qualified person as required by Section 2.1.170 of this Code.

MABCD will be making an added effort to verify the number of bedrooms in the residence at the time of the wastewater inspection. If different than indicated on the permit, the wastewater system will fail inspection, and be required to be sized according to the bedroom count.

Tim Wagner  
Assistant Director