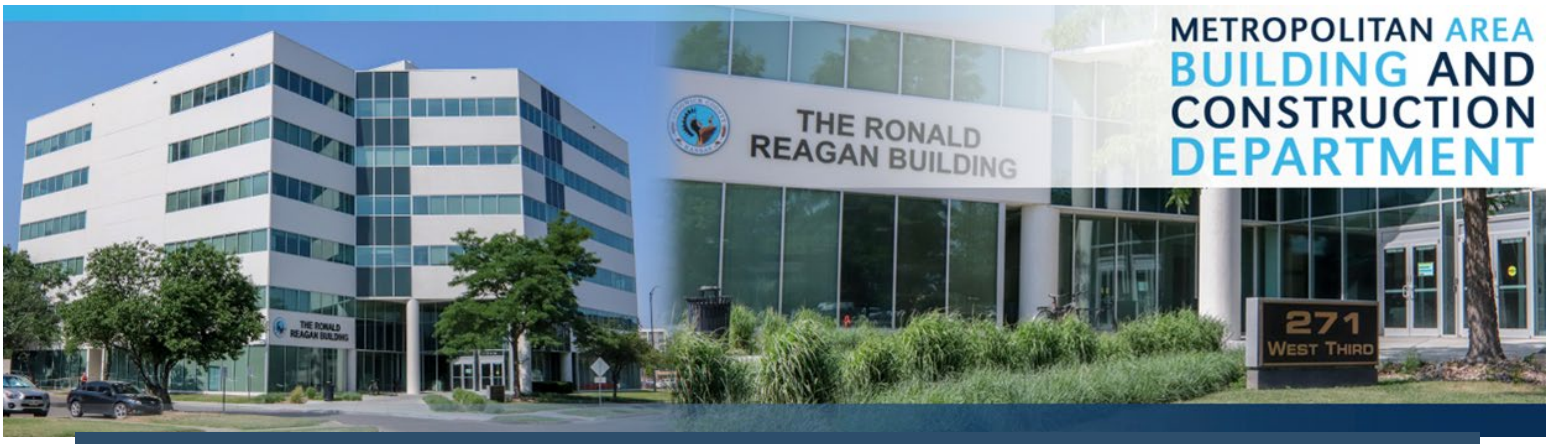

METROPOLITAN AREA BUILDING AND CONSTRUCTION DEPARTMENT

Construction Industry Newsletter

Issue 61—June, 2026 https://www.sedgwickcounty.org/mabcd/mabcd-newsletter/

ARE THE SUMMER DOLDRUMS HERE?

While we are not there yet, summer is fast approaching! The first official day of summer is June 21, 2026. We have seen some ups and downs in the weather this spring and have experienced a few days of what summer may be like. As of this writing, we are finally receiving some much need moisture.

Construction appears to be continuing at a steady pace. While single-family residential construction is down, duplex construction continues to forge ahead. As of May 29, 2026, a review of building and trade permits for the year shows the number of active permits as follows:

- 2,666 building permits issued
- 7,306 roofing permits issued
- 1,461 mechanical permits
- 1,665 plumbing permits issued
- 2,345 electrical permits

Calculating total permits issued since January 1, 2026, we have 15,443 permits in the pipeline from submitted to issued. That comes to an average of ***104 permits per day,*** in addition to license applications that need to be reviewed and processed, new addresses assigned, etc.

While we all tend to have a narrow focus on the area of construction we are involved in, there is a much bigger picture to consider. On recent occasion, we've had some applicants request as many as 25-30 permits at one time. In these cases, we of course still make every effort to process those within our established timelines/goals. However, we then often see several of these applications or subsequent permits "EXPIRE" or even go "VOID". This then requires them to be manually updated and reopened, which not only can result in increased fees for the customer, but takes significant time away from processing new, incoming applications.

MABCD is obviously not in a position to track and manage partial permit applications, or the lifecycle of individual permits in our system. We do our best to make it clear that this is the permit holder's responsibility. We ask that all keep this perspective in mind when submitting applications and managing active permits. Specifically, our MABCD goal is always to help customers and streamline the process. When customers take their time to avoid rushed and incomplete applications, and/or permits pulled excessively in advance of a project, it allows us to keep the process moving smoothly for all. Cooperation in these areas will greatly assist us in providing top notch service to everyone and to avoid the summer heat placing us in a state of the summer doldrums.

In this issue……..

Building Division

Understanding Glazing Requirements Under the 2018 IRC

Glazing is a critical component of residential construction, designed to reduce the risk of injury from broken glass in hazardous locations. The 2018 International Residential Code (IRC) outlines specific requirements for where safety glazing materials must be installed in homes.

What Is Safety Glazing?

Safety glazing refers to glass that is manufactured to reduce the risk of serious injury when broken. When these materials break, they are designed to crumble into small, less harmful pieces or remain adhered to an interlayer.

Key Code Section: R308*

The primary section that dictates glazing in the 2018 IRC is **Section R308**. This section specifies both the types of approved materials and the locations where safety glazing is required.

Hazardous Locations Requiring Safety Glazing

Per **R308.4***, proper glazing is required in the following hazardous locations:

- **Doors**: All glazing in fixed and operable panels of swinging, sliding, and bifold doors.
- **Adjacent to Doors**: Glazing within 24 inches of either side of a door where the bottom exposed edge is less than 60 inches above the floor.
- **Windows Near Floors**: Glazing where the bottom edge is less than 18 inches above the floor and the top edge is greater than 36 inches above the floor.
- **Walking Surfaces**: Glazing adjacent to walking surfaces within 36 inches horizontally of the glazing.
- **Glass in Railings and Guards**: Including stairways and balconies.
- **Around Wet Areas**:
    - Within 60 inches horizontally of a bathtub, shower, sauna, steam room, or hot tub.
    - Where the bottom edge is less than 60 inches above a standing surface.
- **Stairways and Landings**:
    - Glazing adjacent to stairways within 36 inches horizontally of a walking surface.
    - Glazing adjacent to stair landings within 60 inches of the bottom tread.

Exceptions to the Rule: There are several exceptions to glazing requirements such as:

- Decorative glass
- Small panes (less than 9 square feet under certain conditions)
- Certain out-of-reach locations

Always refer directly to **R308.4* Exception clauses** for precise applications.

Identification Requirements: Per **R308.1**, all glazing materials must be permanently labeled by the manufacturer. The label must identify the manufacturer and certify that the glazing meets the required safety standards. This marking must remain visible after installation.

*these reference numbers will change with adoption of the new code.

Mechanical Division

2024 (IMC) International Mechanical Code Section 506.3.2.5

IMC 506.3.2.5 Grease Duct Test

A field test shall be performed prior to the use or concealment of any portion of a grease duct system. Grease ducts shall be considered to be concealed where installed in shafts or covered by coatings or wraps that prevent the grease ducts from being visually inspected on all sides. The permit holder shall be responsible to provide the necessary equipment and perform the grease duct leakage test. A light test shall be performed to determine that all welded and brazed joints are liquid tight. A test shall be performed for the entire grease duct system, including the hood-to-duct connection. The grease duct shall be permitted to be tested in sections, provided that every joint is tested. For listed factory-built grease ducts, this test shall be limited to duct joints assembled in the field and shall exclude factor welds. The test shall be performed in accordance with either section 506.3.2.5.1 or 506.3.2.5.2.

**The intent of this section is to prescribe a method of testing grease ducts to check all welded and brazed joints and seams are sealed liquid tight. Grease ducts can allow grease to escape the duct and create a fire hazard. Leaks in grease ducts can lead to the passage of grease to surrounding areas of the ductwork and building components, thus creating a potentially dangerous fire condition. This potentially dangerous condition can be eliminated by performing an effective test to disclose defects in the duct construction.*

Mechanical Division - continued

2024 (IMC) International Mechanical Code Section 506.3.2.5.1

IMC 506.3.2.5.1 Light Test

A duct test shall be performed by passing a lamp, having not less than 1,600 lumens, through the entire section of the ductwork to be tested. The lamp shall be open to emit light equally in all directions perpendicular to the duct walls. A successful shall be where the light from the lamp is not visible at any point on the exterior of the duct.

** For this test, select a lamp with a minimum of I,600 lumens to guarantee adequate brightness. The lamp must be open or uncovered to emit light uniformly in all directions perpendicular to the duct walls. With the testing area completely dark, put the lamp inside the ducting to ensure it passes through the entire duct segment. Any light leaking out is an unsuccessful test and holes will need to be repaired before the next inspection.*

2024 (IMC) International Mechanical Code Section 506.3.2.5.2

IMC 506.3.2.5.2 Water Spray Test

A duct test shall be performed by simulating a cleaning operation of the interior of the duct. A water pump capable of a flowing outlet pressure of not less than 1,200psi (8274 kPa) shall be used, along with any necessary hoses and spray nozzles, to apply high-pressured water to the inside surfaces of the duct. A successful test shall be where there is no evidence of cleaning water at any point on the exterior of the duct.

** A water pump for the test can flow at least 1,200 psi (8,274 kPa) of exit pressure. Ensure that you have the hoses and spray nozzles to apply water at high pressure. Water at high pressure should be applied to the duct's inside surfaces. The intention is to clean the ductwork of any dust, debris, or pollutants, Look at the ducts outside. A test is considered successful if the outside of the duct shows no signs of cleaning water.*

Plumbing Division

Are you considering the next phase in your plumbing career?

MABCD is seeking qualified applicants for a Plumbing Inspector.

The link below contains information on job requirements, pay, benefits and the link to an online application.

Plumbing Inspector - MABCD Job Details | Sedgwick County

Questions? Contact Jason Little, Chief Plumbing Inspector, for more information.

Jason.Little@Sedgwick.gov , 316-660-1717

June's Important Dates:

1st - Board of Code Standards & Appeals Meeting

4th - Mechanical Board Meeting

9th - Electrical Board Meeting

19th – Sedgwick County Offices closed

24th - Plumbing Board Meeting