CONSTRUCTION INDUSTRY NEWSLETTER

Metropolitan Area Building & Construction Department

Issue 66—November 2026

sedgwickcounty.org/mabcd/mabcd-newsletter

From the Building Division:

Framing inspections often result in multiple trips for simple mistakes. As the contractor it is always a good idea to walk the job before calling in your inspection. Things to look for include:

- Plumbing vent flashings installed
- Anchor bolts installed and nuts tight
- Attic access framed in
- Draft stops installed and sealed to prevent airflow
- Truss drawings on site and in organized, readable condition
- Address on house and visible from street
- Permit card onsite and all required trade inspections signed off
- Bath fan vents properly attached to fan

Doing this beforehand will help pass your inspection the first time.



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November's Important Dates

2nd – BCSA Meeting/Cancelled

5th – Mechanical Board Mtg

17th - Electrical Board Mtg

25th – Plumbing Board Mtg



Electrical Division

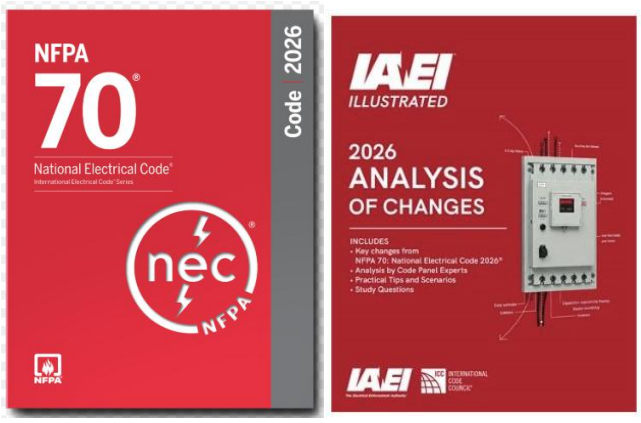
2026 NEC (National Electrical Code) Proposed Adoption and Enforcement

MABCD is proposing the Adoption of the 2026 NEC (National Electrical Code) with Amendments to the Sedgwick County Board of County Commissioners and the Wichita City Council. This proposal was presented to the Sedgwick County Board of County Commissioners on November 4, 2026, at their regular business meeting to set a public hearing.

The public hearing will be set for December 2, 2026, at the Board of County Commissioners meeting. Anyone is welcome to attend and make comments if signed up to do so. If approved, the proposed adoption will be taken to the Wichita City Council on December 8, 2026, for ratification. The proposed enforcement date for this adoption will be January 1, 2027. Documents relative to the code adoption will be posted on each governing body's website prior to their respective meetings in December.

Most of the changes in this adoption cycle are formatting and renumbering in preparation for the 2029 NEC re-organization which will dramatically change the view of the code. The 2029 NEC will move to an ICC (International Code Council) format and will go from 9 chapters to 30 chapters.

The most significant changes to the 2026 code are GFCI expansion into specific areas and surge protection for specific commercial properties and mobile homes.



Mechanical Division

2024 (IMC) International Mechanical Code Section 606.2.1

Unified Building and Trade Code (UBTC) Section 5.1.220 – Return Air Systems

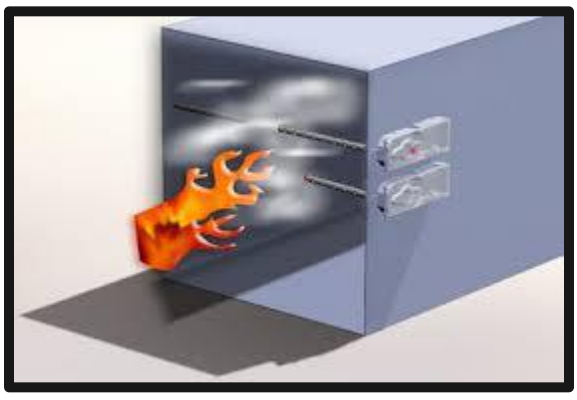
Section 606.2.1 of the 2024 International Mechanical Code, as adopted by reference herein, shall be amended to read as follows:

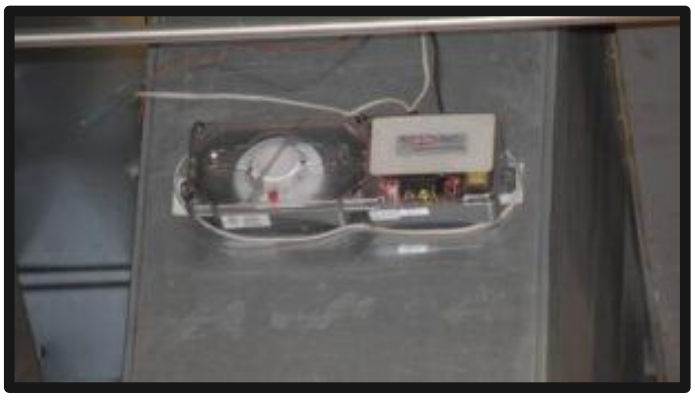
Smoke detectors shall be installed in the return or supply of air systems with a design capacity greater than 2,000 cfm (0.9 m^3/s). On the return side it shall be located in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and appliances. On the supply side the smoke detector shall be located before the first branch take off.

Exception: Smoke detectors are not required in the return or supply systems where all portions of the building served by the air distribution system are protected by area smoke detectors connected to a fire alarm system, approved by the fire department, and the area smoke detection system shall comply with 606.4.

* Return air or supply systems with design capacities equal to or less than 2,000 cfm (0.9 m^3/s) are exempt from this requirement because their small size limits their capacity for spreading smoke to parts of the building not already involved in the fire. The area that could be served by a 2,000 cfm (0.9 m^3/s) system (approximately 5 tons cooling capacity) is comparatively small. Therefore, the distribution of smoke in a system of that size would be minimal.

An exception to the requirements of this section occurs where a system of area smoke detectors is used to protect all spaces served by the air distribution system. The smoke detectors must be installed as required by the International Fire Code (IFC). The logic of the exception is that a fire in the spaced served by the air distribution system will be detected by the area smoke detectors, and the alarm will be processed as required by the (IFC), thereby eliminating the need for smoke detectors in the system.





Plan Review Division

A three-family (or larger) dwelling units are considered a commercial apartment buildings and require the following be submitted to MABCD's Electronic Plan Review (ERP) system for review and approval:

- Civil drawings drawn and sealed by a Kansas Licensed Architect or Civil Engineer Architectural drawings drawn and sealed by a Kansas Licensed Architect
- Structural drawings drawn and sealed by a Kansas Licensed Structural Engineer
- Plumbing and mechanical drawings drawn and sealed by a Kansas Licensed Mechanical Engineer
- Electrical drawings drawn and sealed by a Kansas Licensed Electrical Engineer

A one-story three-and four-family dwelling unit apartment building is not required to be equipped with an NFPA 13R Automatic Sprinkler System if the below items are meet:

- Each dwelling unit is separated from each other by a 2-Hour Fire-Resistance Wall Assembly that extends from the foundation to the underside of the roof sheathing of the building and tight against the exterior walls of the building.
- The roof of the building has a class C roof covering on it and the roof decking or sheathing is of non-combustible materials or approved fire-retardant-treated wood for a distance of 4 feet on each side of the 2-Hour Fire-Resistance Wall Assembly.
- No penetration in the roof decking or sheathing of the building within 4 feet on each side of the 2-Hour Fire-Resistance Wall Assembly.

If the apartment building is not a one-story three-and four-family dwelling unit, the apartment building must be equipped throughout with an NFPA 13 Automatic Sprinkler System.

Plumbing Division

It is the season of the year when the tree leaves and temperatures begin to drop and tenants, homeowners and businesses find that because the gas service to their dwelling or business has been off for an extended period of time, the gas utility suppliers require a Certificate of Inspection (CI) before they will restore service. Everyone who is without gas and sees a severe cold front on the weather forecast feels that they have an emergency situation. In order to focus priority services where and when needed, only occupied dwellings where citizens life safety and health may be impacted are

given EMERGENCY status during cold weather. Other high-priority occupancies may be schools, daycare centers for children, medical clinics, hospitals and other sensitive facilities related to public health and safety.

CI's are a document from the Authority Having Jurisdiction (AHJ) that is sent to each and every gas utility to authorize rendering such gas service. A homeowner or business owner must employ a licensed plumbing or gas fitting contractor to perform the work required to pass a gas piping inspection and thus obtain a CI.

A CI is sent after a licensed plumbing or gas fitting contractor has performed the following.

1. Obtain a permit from MABCD or small city that contracts with MABCD for inspection services.
2. Place the gas piping system on a code required pressure test to verify the system is tight from leaks.
3. Repair any leaks found and repair any obvious code deficiencies.
4. Schedule an inspection through the appropriate means.
5. Pass the inspection or correct the code deficiencies noted during the inspection and schedule another inspection.
6. All gas appliances, flue piping and combustion air must be code compliant for life safety and property protection at the time of inspection.

When all of the conditions are satisfactory a CI, or release, will be sent to the gas utilities to notify them.

Pressure testing of the gas piping system must be performed by skilled, trained persons or potentially hazardous damage may be done to the controls and systems that may not be apparent until the appliance is placed in service. This damage may lead to carbon monoxide poisoning, fires or explosions in the home or business.

Homeowners, tenants and others are not generally skilled enough to safely perform a pressure test of a gas piping system. Therefore only licensed plumbing and gas fitting contractors are issued permits to work on gas piping.



