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CLEAN COPY DATE

ORDINANCE NO. 50-023

AN ORDINANCE ADOPTING THE INTERNATIONAL RESIDENTIAL CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., 2012 EDITION, AND AMENDING, ADDING AND DELETING VARIOUS SECTIONS OF ARTICLE 2 OF THE WICHITA/SEDGWICK COUNTY UNIFIED BUILDING AND TRADE CODE.

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

**Section 1**. Section 2.4.010 of the Wichita/Sedgwick County Unified Building and Trade Code (the "UBTC"), is hereby amended to read as follows:

**Section 2.4.010. – Adoption of the International Residential Code.** The International Residential Code, as published by International Codes Council, Inc., 2012 Edition, is hereby adopted, subject to such amendments as set forth hereinafter.

**Section 2**. Section 2.4.020 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.020. – Permit Required.**

Section R105.1 of the International Residential Code is amended to read as follows:

*R105.1 Required.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**Wichita Jurisdiction Only**

Whenever any work for which a permit is required by this Code has commenced without first obtaining said permit, a civil penalty fee equal to the amount of the permit fee, as determined by the Code Official, shall be collected in addition to the permit fee.

**Section 3.** Section 2.4.035 of the UBTC is hereby added to read as follows:

**Sec. 2.4.035 – Exclusion of "hoop houses" from building code requirements.**

A "hoop house" is defined as the following: A poly-tunnel (also known as a poly-house, hoop greenhouse or hoop house, or high tunnel) made of polyethylene usually semi-circular, square or elongated in shape. The interior heats up due to solar radiation from the sun, thus warming plants, soil, and other things inside the building faster than heat can escape the structure. Air warmed by the heat from hot interior suraces is retained in the building by the roof and wall. Hoop houses, within this definition, are for residential use only.

Structures that meet the definition of "hoop houses" are exempted from building permit requirements or engineering specifications within this jurisdiction.

**Section 4.** Section 2.4.130 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.130. – Exterior Walls** is deleted.

**Section 5.** Section 2.4.135 of the UBTC is hereby added to read as follows:

**Sec. 2.4.135. – Three- and Four-family Dwellings.**

Sec. R302.3.2 of the International Residential Code is hereby added to read as follows:

Dwelling units in three- and four-family dwellings shall be separated from each other by a wall having not less than a two-hour fire-resistance rating. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against an exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

The roof shall be a minimum of class C roof covering, and the roof decking or sheathing is of non-combustible materials or approved fire-retardant-treated wood for a minimum distance of two feet from the center of the wall. There shall be no penetrations through this area of the roof deck or sheathing.

**Exception:** Where buildings, or portions thereof, are arranged above or below adjacent units, an automatic sprinkler system shall be provided throughout all units.

**Section 6.** Section 2.4.138 of the UBTC is hereby added to read as follows:

**Sec. 2.4.138. – Opening Protection.**

Section R302.5.1 of the International Residential Code is amended to read as follows:

*R302.5.1 Opening protection*. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

**Section 7.** Section 2.4.160 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.160. – Stairway illumination.**

Section R303.7 of the International Residential Code is amended to read as follows:

*R303.7 Stairway Illumination*: All interior and exterior stairways shall be provided with means to illuminate the stairway.

**Section 8.** Section 2.4.170 – Hazardous locations (former title) of the UBTC is hereby amended to read as follows:

**Sec. 2.4.170. – Reserved.**

**Section 9.** Section 2.4.225 of the UBTC is hereby added to read as follows:

**Sec. 2.4.225. – Drainage.**

Section R310.2.2 of the International Residential Code is amended to read as follows:

*R310.2.2 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 10.** Section 2.4.230 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.230. – Landings at doors.**

Section R311.3.1 of the International Residential Code is amended to read as follows:

*R311.3.1 Floor elevations at the required egress doors*. The floor or landing at the

exterior door shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The landing shall be permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent).

**Exceptions:**

The exterior landing at an exterior doorway shall not be more than 8 (203 mm) inches below the top of the threshold, provided that the door, other than an exterior storm or screen door, does not swing over the landing.

**Section 11.** Section 2.4.235 of the UBTC is hereby added to read as follows:

**Sec. 2.4.235. – Floor elevations for other exterior doors.**

Section R311.3.2 of the International Residential Code is amended to read as follows:

*R311.3.2 Floor elevations for other exterior doors.* Doors other than the required egress door shall be provided with landings or floors not more than 8 inches below the top of the threshold.

**Exception:**

A landing is not required where a stairway of four or fewer risers is located on the the door, provided the door does not swing over the stairway.

**Section 12.** Section 2.4.240 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.240. – Riser height.**

Section R311.7.5.1 of the International Residential Code is amended to read as follows:

*Riser height:* The maximum riser height shall be 8 (203 mm) inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**Section 13.** Section 2.4.250 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.250. – Tread depth.**

Sections R311.7.5.2 and R3.11.7.5.2.1 of the International Residential Code are amended to read as follows:

*R311.7.5.2 Tread depth.* The minimum tread depth shall be 9 inches (228.6 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest

tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

*R311.7.5.2.1 Winder and circular treads.* Winder and circular treads shall have a minimum tread depth of 9 inches (228.6 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder and circular treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the largest winder or circular tread depth at the 12-inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**Section 14.** Section 2.4.270 – Landings for stairways (former title) of the UBTC is hereby amended to read as follows:

**Sec. 2.4.270. – Reserved.**

**Section 15.** Section 2.4.280 of the UBTC is hereby amended to read as follows:

**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 finished 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 bendings shall be permitted to exceed the maximum height.

**Section 16.** Section 2.4.290 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.290. – Handrails continuity.**

Section R311.7.8.2 of the International Residential Code is amended to read as follows:

*R311.7.8.2 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 17.** Section 2.4.300 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.300. – Handrail grip size.**

Section R311.7.8.3 of the International Residential Code is amended to read as follows:

*R311.7.8.3 Handrail grip size.* All required handrails shall be of one of the following types or provide equivalent graspability.

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 18.** Section 2.4.310 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.310. – Guard opening limitations.**

Section R312.1.3 of the International Residential Code is amended to read as follows:

*R312.1.3 Guard opening limitations.* Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 ½ inches (114.3 mm) or more in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

**Exceptions:**

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.

2. Openings for required guards on the sides of stair treads shall not allow sphere 4 ½ inches (114.3 mm) to pass through.

**Section 19.** Section 2.4.315 of the UBTC is hereby created to read as follows:

**Sec. 2.4.315. – Sec. R312.2 deleted.**

Section R312.2 Window fall protection of the International Residential Code is hereby deleted in its entirety.

**Section 20.** Section 2.4.318 of the UBTC is hereby created to read as follows:

**Sec. 2.4.318. – Sec. R313 deleted.**

Section R313 Automatic fire sprinkler systems of the International Residential Code is hereby deleted in its entirety.

**Section 21.** Section 2.4.320 of the UBTC is hereby amended to read as follows:

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

Section R314.3 of the International Residential Code is 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.

**Section 22.** Section 2.4.325 of the UBTC is hereby added to read as follows:

**Sec. 2.4.325. – Interconnection.**

*R314.5 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. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

**Section 23.** Section 2.4.332 of the UBTC is hereby added to read as follows:

**Sec. 2.4.332. – Carbon monoxide alarms.**

R315.1 Carbon monoxide alarms of the International Residential Code is amended to read as follows:

*R315.1 Carbon monoxide alarms.* For new construction, an approved carbon monoxide alarm shall be installed in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages in the following locations:

1. Outside each sleeping room in the immediate vicinity of the bedrooms.

2. On each additional story of the dwelling, including basements in the immediate vicinity of the bedrooms or mechanical room.

**Section 24.** Section 2.4.335 of the UBTC is hereby added to read as follows:

**Sec. 2.4.335. – Section R315.3 deleted.**

Section R315.3 of the International Residential Code is hereby deleted in its entirety. Carbon monoxide detectors are not required in existing homes.

**Section 25.** Section 2.4.350 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.350. – Protection against decay.**

Section R317.1 of the International Residential Code is amended to read as follows:

*R317.1 Location required*. Protection from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 6 inches (152 mm) from the exposed ground.

3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.

4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 0.5 inch (12.7 mm) on tops, sides and ends.

5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground.

6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.

**Section 26.** Section 2.4.360 – Section R319.1.1 deleted (former title) of the UBTC is hereby amended to read as follows:

**Sec. 2.4.360. – Section R318.1.1 deleted.**

Section R318.1.1 of the International Residential Code is hereby deleted.

**Section 27.** Section 2.4.370 – Section R320.1.2 deleted (former title) of the UBTC is hereby amended to read as follows:

**Sec. 2.4.370. – Section R318.1.2 deleted.**

Section R318.1.2 of the International Residential Code is hereby deleted.

**Section 28.** Section 2.4.380 – Section R324 deleted (former title) of the UBTC is hereby

amended to read as follows:

**Sec. 2.4.380. – Section R322 deleted.**

Section R322 of the International Residential Code is hereby deleted.

**Section 29.** Section 2.4.455 of the UBTC is hereby added to read as follows:

**Sec. 2.4.455. – Section R405.1 deleted.**

Section R405.1 of the International Residential Code is hereby deleted.

**Section 30.** Section 2.4.480 – Section R502.2.2 created (former title) of the UBTC is hereby amended to read as follows:

**Sec. 2.4.480. – Decks.**

Section R507 of the International Residential Code is amended to read as follows:

*R507 Decks.* The "City of Wichita Standard for Residential Wood Framed Decks" may be used to design and construct decks to comply with the requirements of this section. Decks which fall outside of the scope of the standard will require design by a Kansas licensed architect or engineer. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the deck.

**Section 31.** Section 2.4.490 – Section R506.2.3 deleted (former title) of the UBTC is hereby amended to read as follows:

**Sec. 2.4.490. – Section R506.2.2 deleted.**

Section R506.2.2 of the International Residential Code is hereby deleted.

**Section 32.** Section 2.4.510 of the UBTC is hereby amended to read as follows:

**Sec. 2.4.510. – Cement, fiber-cement and glass mat gypsum backers.**

Section R702.4.2 of the International Residential Code is amended to read as follows:

R702.4.2 Cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1288, C 1325 or C 1178 and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in shower areas and wall panels in shower areas.

This ordinance shall be included in the Code of the City of Wichita, Kansas, and shall be effective upon its passage and publication once in the official city paper, but no sooner than July 1, 2015.

PASSED by the governing body , this 16th day of June, 2015.

_____
Jeff Longwell, Mayor

ATTEST:

_____
Karen Sublett, City Clerk

Approved as to Form:

_____
Jennifer Magaña,
City Attorney and Director of Law