

May 27, 2015

Fostering a quality working relationship between the builders, design professionals and the City of Leawood is highly important to the City of Leawood Codes Administration Division. To further this relationship this newsletter will be sent out periodically to convey information to builders and design professionals regarding applications, construction codes and policies and procedures. The information provided is not a complete list of all code issues associated with each individual item. For more in depth information please review the codes and adopted ordinances, or contact Travis Torrez (Building Official) at 913-663-9166 for assistance.

Blower Door Test

A blower door test will be required for all new single family dwellings, duplexes, and townhouses that are applied for on or after **09/01/2015**. We have had a lot of blower door test results come in under 3 ACH (air changes per hour) which has prompted us to require the test for all applicable projects.

- The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 (ACH) – see attached section 4-995B.
- Those buildings or dwellings under 3 ACH will require a whole house make-up air system to be installed – see attached 4-939C.
- This will only impact those that have been using the Prescriptive method for Energy Code compliance. Those that have been using the HERS method for compliance already have a blower door test as part of the 3rd party testing.

HOA Notification Policy

Please review our HOA ordinance and plan your project submittals accordingly to avoid delays – see attachment or link below.

<http://www.leawood.org/commdev/pdf/codes/2012%20Residential%20Code%20Amendments.pdf>

Common Code Items

- Fire Protection of I-Joists/Floor Trusses – Seal all gaps in sheet rock around electrical, plumbing, etc., and provide Fire-blocking between floor cavities at any openings (only 80 square feet of unprotected area permitted) – see attached R501.3
- Carbon Monoxide Alarms are required in all bedroom hallways with all inside permits – if CO alarms are existing compliant, then no additional alarms are required. 4-942A
- Smoke Alarms are required to meet code with all inside permits (excludes HVAC only permits). If existing compliant, then no additional alarms are required. R314.3.1
*Smoke detectors required inside bedrooms, directly outside of each bedroom area, and at least one on each floor level.

Erosion Control

With the heavy spring rains, please give extra attention to erosion control measures, mud tracked in streets, etc.

Expired Permits

Per policy any contractor with expired permits will not be able to pull a new permit until those other permits have been extended, reinstated, or closed out. If you would like an audit of your permits, please email us at CodesAdminGen@leawood.org with that request, or visit us at City Hall Community Development. Thank You for your cooperation in helping us final out projects as they are completed.

FOR MORE INFORMATION

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The Codes Administration Division strives to protect the health, safety and welfare of the citizens of Leawood through education, accurate plan reviews and inspections, reasonable code interpretations, and timely responses to permit issuance, inspections, and inquiries.