

CHAPTER IV. BUILDINGS AND CONSTRUCTION

ARTICLE 9. RESIDENTIAL CODE

SECTIONS

- 4-901 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS ADOPTED
- 4-902 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R101-1. TITLE
- 4-903 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R102.7. EXISTING STRUCTURES
- 4-904 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.1. PERMITS REQUIRED
- 4-905 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.2. WORK EXEMPT FROM PERMIT
- 4-906 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.3.1. APPLICATION FOR DEMOLITION PERMIT
- 4-907 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.3.2. ACTION ON APPLICATION
- 4-908 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.3.1.1. DETERMINATION OF SUBSTANTIALLY IMPROVED OR SUBSTANTIALLY DAMAGED EXISTING BUILDINGS IN FLOOD HAZARD AREAS – DELETED
- 4-909 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.3.2.1. DETERMINATION OF SUBSTANTIALLY IMPROVED OR SUBSTANTIALLY DAMAGED EXISTING BUILDINGS IN FLOOD HAZARD AREAS
- 4-910 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.3.3. TIME LIMITATION OF APPLICATION
- 4-911 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R105.5. EXPIRATION

- 4-912 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R106.1. SUBMITTAL DOCUMENTS
- 4-913 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R106.2. SITE PLAN
- 4-914 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R107.1. TEMPORARY STRUCTURES AND USES
- 4-915 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R107.2. CONFORMANCE
- 4-916 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R107.3. TEMPORARY POWER
- 4-917 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R108.2. SCHEDULE OF PERMIT FEES
- 4-918 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R108.5. REFUNDS
- 4-919 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1. TYPES OF INSPECTIONS
- 4-920 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS NEW SECTION 421. BASEMENT REQUIRED
- 4-921 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.2. CONCRETE SLAB OR UNDERFLOOR INSPECTION
- 4-922 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.3. PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS INSPECTION
- 4-923 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.4. FLOOD PLAIN INSPECTIONS
- 4-924 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.5. FRAME AND MASONRY INSPECTION
- 4-925 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.6. ROOFING INSPECTIONS
- 4-926 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.7. OTHER INSPECTIONS
- 4-927 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED SECTION R109.1.7.1. FIRE-RESISTANCE RATED CONSTRUCTION INSPECTION

- 4-928 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.7.2. REINFORCED MASONRY, INSULATING CONCRETE FORM [ICF] AND CONVENTIONALLY FORMED CONCRETE WALL INSPECTION
- 4-929 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R109.1.8. FINAL INSPECTION
- 4-930 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R110.1. USE AND OCCUPANCY
- 4-931 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R110.3. CERTIFICATE ISSUED
- 4-932 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R110.4. TEMPORARY OCCUPANCY
- 4-933 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R111.3. AUTHORITY TO DISCONNECT SERVICE UTILITIES
- 4-934 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R112. MEANS OF APPEAL
- 4-935 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R113.4. VIOLATION, PENALTIES
- 4-936 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R114.1. NOTICE TO OWNER
- 4-937 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, TABLE R301.2(1). CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
- 4-938 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R301.4. DEAD LOAD
- 4-939 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R301.9. BASEMENT REQUIRED
- 4-940 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R310.5. EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES
- 4-941 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R310.6. MAXIMUM HEIGHT OF GROUP R-3 BUILDINGS
- 4-942 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R310.7. FIRE SPRINKLER SYSTEM
- 4-943 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R321.1. PREMISES IDENTIFICATION
- 4-944 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R323.4. ACCEPTANCE INSPECTIONS
- 4-945 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY

- 4-946 DWELLINGS SECTION R325.1. PHYSICAL SECURITY PURPOSE
INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R325.1.1. PHYSICAL SECURITY, SCOPE
- 4-947 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R325.2. DOORS
- 4-948 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R325.3. DOOR FRAMES
- 4-949 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R325.4. STREET NUMBERS
- 4-950 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R325.5. EXTERIOR LIGHTING
- 4-951 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS SECTION R325.6. ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION
- 4-951A INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R401.3. DRAINAGE
- 4-952 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R613.2. WINDOW SILLS
- 4-953 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R902.1. ROOFING COVERING MATERIALS
- 4-954 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION R907.3. RECOVERED VERSUS REPLACEMENT
- 4-955 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION N1102.2.6. BASEMENT WALLS
- 4-956 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION M1506.2. RECIRCULATION OF AIR
- 4-957 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION G2402.3. TERMS DEFINED IN OTHER CODES

- 4-958 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION E3306.2. CONDUCTOR MATERIAL
- 4-959 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION E3508.1. GROUNDING ELECTRODE SYSTEM
- 4-960 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION E3802.12. ARC-FAULT PROTECTION OF BEDROOM RECEPTACLES
- 4-961 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS AMENDED, SECTION AG105.5. BARRIER EXCEPTIONS-DELETED

(Ord. 2290C; 02-04-08)
(Ord. 1282C; 03-02-92)
(Ord. 1929C; 01-22-02)

4-901. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS ADOPTED. There is hereby incorporated by reference that certain code known as the International Residential Code for One- and Two-Family Dwellings, 2006 edition, prepared and published in book form by the International Code Council, Inc., including appendices A, B, C, E, G, H and I, save and except such articles, sections, parts or portions as are hereafter omitted, deleted, modified or changed, or added hereto, such incorporation being authorized by K.S.A. §12-3009 through 12-3012, as amended. No fewer than three copies of said Code shall be marked or stamped "Official copy as incorporated by Ordinance No. 2297C," with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this ordinance, and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-902. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R101.1. TITLE. Section R101.1 is hereby amended to read as follows: **Title.** These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of Leawood, Kansas, and shall be cited as such and will be referred to herein as this code or this *Residential Code* of the City of Leawood Kansas.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-903. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R102.7. EXISTING STRUCTURES. Section R102.7 is hereby amended to read as follows: **Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *Leawood Property Maintenance Code (Chapter VIII)*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.
(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-904. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.1. PERMITS, REQUIRED. Section R105.1 is hereby amended to read as follows: **Permits, Required.** Any owner or authorized agent who intends to do work subject to this code or to otherwise construct, enlarge, alter, repair, move, shore, 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, plumbing, or elevator system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

(A) Any such permit that will result in a new structure or exterior alteration resulting in a change in square footage of an existing structure of ten percent or more or for demolition of an existing structure shall not be issued on residential projects unless and until copies of preliminary or final plans have been submitted to any requesting Homes Association in the City of Leawood as follows:

- (1) Any legally constituted and existing Homes Association [including any Homeowners Association or residential Condominium Owners Association] may file a written request with the City of Leawood Building Official to receive notice of any application for permit, including applications for permits for moving buildings or changes, additions, constructions or reconstructions to the exterior of any residential home resulting in a change in square footage of ten (10) percent or more of the existing structure in their Association area or applications for demolition of an existing residential structure in the Association area. In such request, the Homes Association shall confirm that it understands any plans received by it from the City may be subject to copyright laws and actions and will be used solely for review in accordance with the applicable declarations and restrictions and will, thereafter, be destroyed. Any mailings to such Association shall be to the designated address. By so submitting the request, the Homes Association acknowledges that it has the duty to review such plans and respond to the owner or authorized agent and also acknowledges that a failure of response within 10 working days of the date of mailing of the preliminary plans, will be presumed to mean acceptance by the Homes Association.
 - (2) Any owner or authorized agent who intends to do work subject to the Leawood Building Code and requiring a permit hereunder in an Association area may:
 - (a) Submit two (2) copies of preliminary plans for the project, to include elevations, materials and footprint, to the City Building Official. If so submitted, the Building Official shall forward one (1) copy by regular mail to the requesting Homes Association at the address shown on the written request. In such case, the owner or authorized agent may submit a permit application ten (10) working days after the preliminary plans have been mailed to the requesting Association; or
 - (b) Submit a permit application without first submitting the preliminary plans in accordance with subsection (b)(1) above. In such case, the Owner or Agent must submit one additional set of plans and those plans shall be submitted to the requesting Association by regular mail and the Building official shall not take any action on the permit application until twenty five (25) days have elapsed since the mailing of the permit plans to the requesting Association.
- (B) Applications for a re-roofing permit on a residential structure shall meet the following additional requirements:

- (1) Any legally constituted and existing Homes Association [including any Homeowners Association or residential Condominium Owners Association] may file a written request with the City of Leawood Building Official to receive e-mail notice of any application for a re-roofing permit for a residential structure within its jurisdiction.
- (2) When an application is received for a re-roofing permit to be issued within an area governed by a requesting association, then the Building Official shall immediately notify the requesting association by e-mail of the receipt of the application and the address for the proposed permit and no permit shall be issued until two full business days after the receipt of the application.

(Ord. 2394C; 05-18-09)
(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-905.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.2. WORK EXEMPT FROM PERMIT.

Section R105.2 is hereby amended to read as follows: **Work exempt from permit.** Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. Retaining walls that are not over four (4) feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
2. Sidewalks and driveways not more than thirty (30) inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Swings and other playground equipment accessory to one-and two-family dwellings.
5. Window awnings supported by an exterior wall of Group R-3 and Group U occupancies.

Electrical:

Repairs and maintenance: A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing ten (10) pounds (4.54 kg) or less of refrigerant or that are actuated by motors of one (1) horsepower (746 W) or less.

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-906.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.3.1. APPLICATION FOR DEMOLITION PERMIT. Section R105.3.1 is hereby amended to read as follows:

Application for demolition permit.

- (a) To obtain a fifteen (15)-day complete structure demolition permit, the applicant shall first file an application therefor in writing on a form furnished by the building official for that purpose. Such application shall provide:
1. A site plan showing the location of the building or structure to be demolished and of all existing buildings on the property. The plan shall additionally show any necessary means of pedestrian protection as required by the Leawood Building Code.
 2. The location where the demolition debris will be deposited.
 3. The height and the total square footage of the building.
 4. Evidence of required street closure permit.
 5. The name and address of the owner of the building.
 6. The type of equipment or method used to demolish the building.
 7. Evidence that all public utilities have been disconnected.
 8. Proof of rat-abating of any building at least ten days before the demolition may be required.
 9. Proof of permission from the owner to demolish the building.
 10. Evidence that proper erosion control will be provided for the site during demolition as well as during seeding and final grading of site.

11. Evidence that the structure has been inspected for asbestos. If asbestos is found, evidence shall be provided to indicate how the asbestos is to be removed and where it will be disposed.
 12. Site plan, which shall indicate proposed grading and seeding.
- (b) To obtain a thirty (30)-day partial structure or interior demolition permit, the applicant shall first file an application therefor in writing on a form furnished by the building official for that purpose. Such application shall provide:
1. Identify and describe the work to be covered by the permit for which application is made.
 2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
 3. Indicate the use and occupancy for which the proposed work is intended.
 4. Be accompanied by construction documents and other information as required by building official.
 5. State the valuation of the proposed work.
 6. Be signed by the applicant, or the applicant's authorized agent.
 7. Give such other data and information as required by the building official.
 8. Said permit will be issued in conjunction with permit for proposed new construction.

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-907. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.3.2. ACTION ON APPLICATION.
Section R105.3.2 is hereby amended to read as follows: **Action on Application.**
The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-908. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.3.1.1 DETERMINATION OF SUBSTANTIALLY IMPROVED OR SUBSTANTIALLY DAMAGED EXISTING BUILDINGS IN FLOOD HAZARD AREAS, IS HEREBY DELETED.

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-909. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.3.2.1 DETERMINATION OF SUBSTANTIALLY IMPROVED OR SUBSTANTIALLY DAMAGED EXISTING BUILDINGS IN FLOOD HAZARD AREAS, AMENDED. Section R105.3.2.1 is hereby amended to read as follows: **Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas.** For applications for reconstruction, rehabilitation, addition or other improvement of existing buildings or structures located in an area prone to flooding as established by Table R301.2(1), the building official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its predamage condition. If the building official finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the finding shall be provided to the board of appeals for a determination of substantial improvement or substantial damage. Applications determined by the board of appeals to constitute substantial improvement or substantial damage shall meet the requirements of Section R324.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-910. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.3.3. TIME LIMITATION OF APPLICATION, ADDED. Section R105.3.3 is hereby added to read as follows: **Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned one hundred eighty (180) days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding ninety (90) days each. The extension shall be requested in writing and justifiable cause demonstrated.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-911. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R105.5. EXPIRATION. Section R105.5 is hereby amended to read as follows: **Expiration.** Permits shall expire under the following circumstances:

- (a) Permits for new residential construction will expire in three hundred sixty five (365) days unless the work authorized by the permit is not commenced within one hundred eighty (180) days after issuance, in which case, the permit will expire in one hundred eighty (180) days. If the work is at any time during the permitting period, suspended or abandoned, then the permit shall expire on the earlier of its one (1) year term, or one hundred eighty (180) days after the suspension or abandonment.
- (b) Permits for residential room additions, remodels and re-roofing or for exterior work, i.e., grading, walls, fences, decks, patios, patio covers and similar types of work, will expire in one hundred eighty (180) days.
- (c) Moving permits shall expire five days after issuance.
- (d) Complete structure demolition permits shall expire fifteen (15) days after issuance.
- (e) Partial structure and interior demolition permits shall expire thirty (30) days after issuance.
- (f) Every other type of permit, not otherwise listed above, shall expire one hundred eighty (180) days after issuance.
- (g) For all permits other than moving or demolition permits, the building official is authorized to grant, in writing, one extension of time, for a period not exceeding one hundred eighty (180) days. The extension shall be requested in writing prior to expiration of the term of the permit and justifiable cause demonstrated. The building official may only grant an extension upon finding that substantial progress has been made toward completion. Substantial progress means that the project is over fifty (50) percent complete and, in the opinion of the building official, the project applicant has the capability to finish the work permitted within the time period extension. If substantial progress has not been provided, the permit will become expired and is subject to a re-instatement fee.

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-912. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R106.1. SUBMITTAL DOCUMENTS.

- A. At least two (2) sets of construction documents, special inspection and structural observation programs and other data shall be submitted with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

- B. Additional Plans and Studies Necessary. In the case of a rebuild, reconstruction or remodel of an existing residential structure, the building official shall ensure that the following requirements have been met prior to issuance of a building permit:

If the reconstruction or remodeling is adding 400 or more square feet of impervious surface to the lot, then the applicant shall provide a drainage study and/or grading plan to be reviewed and approved by the City Engineer in accordance with the following:

1. If the reconstruction or remodeling will add impervious surfaces to the lot in an amount less than or equal to 50% of the existing impervious surface on the lot, then the applicant shall provide a grading plan prepared by a licensed engineer or land surveyor depicting the grading on the subject lot and extending into adjacent lots at least 25 feet.
2. If the reconstruction or remodeling will add impervious surfaces to the lot in an amount greater than 50% of the existing impervious surface on the lot, then the applicant shall provide a grading plan as referenced above and will also submit a storm water study addressing the increase of impervious area and the potential for drainage problems or flooding of adjacent properties. The storm water study should include solutions to contain water on the subject property or by some other means to eliminate water problems on adjacent lots.

Exception. The requirement for the study may be waived if, in the opinion of the City Engineer, the grading plan shows that an increase of water or the velocity of water is directed to the City's right-of-way in accordance with other City ordinances and policies.

3. If the application pertains to a new structure being constructed after a complete demolition ["tear down"], then the applicant shall provide the drainage study and grading plan referenced above.

(Ord. 2334C; 08-18-08)

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-913. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R106.2. SITE PLAN. Section R106.2 is hereby amended to read as follows: **Site Plan.** There shall be a site plan showing, to scale, the size and location of all the new construction and all existing structures on the site including easements, sewers, drains, utilities, etc., distances from lot lines, established street grades, and the proposed finished grades, and it shall be drawn in accordance with an accurate boundary line survey. All decks, balconies, overhangs, or other building protrusions shall be indicated and dimensioned. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site of the plot. Fire apparatus access roads provided and fire hydrant coverage as approved by the fire official shall be indicated as such on the site plan. The property owner or his or her agent shall certify to the building official that the top of the foundation for a building will be in conformance with the approved site plan, including building elevations, site grading, erosion control devices, and building setbacks. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair and does not affect the exterior features of the building.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-914. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R107.1. TEMPORARY STRUCTURES AND USES, GENERAL. Section R107.1 is hereby amended to read as follows: **General.** The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service and are only allowed if authorized under the Leawood Development Ordinance and the provisions of this code, the building official may grant extensions for these uses for demonstrated cause.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-915. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R107.2. CONFORMANCE. Section R107.2 is hereby amended to read as follows: **Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-916. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R107.3. TEMPORARY POWER. Section R107.3 is hereby amended to read as follows: **Temporary power.** The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in *NFPA 70 National Electrical Code, 2005*.
(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-917. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R108.2. SCHEDULE OF PERMIT FEES. Section R108.2 is hereby amended to read as follows: **Schedule of permit fees.** The fees for work shall be as indicated in the City of Leawood Fee Schedule.
(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-918. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R108.5. REFUNDS. Section R108.5 is hereby amended to read as follows: **Refunds.** Unless specifically set forth herein, all fees paid are non-refundable. The code official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. The code official shall upon request authorize refunding of not more than eighty (80) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The code official shall upon request authorize refunding of not more than eighty (80) percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The code official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than one hundred eighty (180) days after the date of fee payment.
(Ord. 2297C; 02-04-08)
(Ord. 1936C; 01-22-02)

4-919. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R109.1. TYPES OF INSPECTIONS. Section R109.1 is hereby amended to read as follows: **Types of inspections.** For onsite construction, from time to time the building official, upon notification from the permit holder or his agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.

(Ord. 2297C; 02-04-08)

(Ord. 1936C; 01-22-02)

4-920. INTERNATIONAL BUILDING CODE AMENDED, NEW SECTION 421 ADDED, BASEMENT REQUIRED. Section 421 is hereby added to read as follows: **Basement Required.**

Buildings classified as apartment houses under Group R-2 occupancies as defined in the Building Code shall be constructed with a basement.

Exceptions:

- (a) The provisions of this section shall not apply to Group R-2 occupancy buildings which are designed and constructed specifically for the use of a disabled individual and which contain a storm shelter or safe room constructed pursuant to the Federal Emergency Management Agency, publication 320, Taking Shelter From The Storm.
- (b) The provisions of this section shall not apply to Group R-2 occupancy buildings when it would be impractical to construct a basement in light of subsurface conditions verified by an engineer and when such dwellings contain a storm shelter or safe room constructed pursuant to the Federal Emergency Management Agency, publication 320, Taking Shelter From the Storm.
- (c) The provisions of this section shall not apply to the repair or reconstruction of any Group R-2 occupancy building, unless such building is being 100% reconstructed.

(Ord. 2297C; 02-04-08)

(Ord. 2141C; 11-21-05)

(Ord. 2416C; 10-05-09)

- 4-921. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R109.1.2 CONCRETE SLAB OR UNDER-FLOOR INSPECTION.** R109.1.2 is hereby amended to read as follows: **R109.1.2. Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
(Ord. 2297C; 02-04-08)
- 4-922. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R109.1.3 PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS INSPECTION.** R109.1.3 is hereby amended to read as follows: **R109.1.3 Plumbing, mechanical, gas and electrical systems inspection.** Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.
Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Section M2105.1 prior to inspection shall be permitted.
(Ord. 2297C; 02-04-08)
- 4-923. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R109.1.4 FLOODPLAIN INSPECTIONS.** R109.1.4 is hereby amended to read as follows: **R109.1.4 Floodplain inspections.** For construction in areas prone to flooding as established by Table R301.2(1), upon placement of the lowest floor, including basement, and prior to further vertical construction, the building official shall require submission of documentation, prepared and sealed by a registered design professional, of the elevation of the lowest floor, including basement, required in Section R324.
(Ord. 2297C; 02-04-08)
- 4-924. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R109.1.5 FRAME AND MASONRY INSPECTION.** R109.1.5 is hereby amended to read as follows: **R109.1.5 Frame and masonry inspection.** Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.
(Ord. 2297C; 02-04-08)

- 4-925. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R109.1.6 ROOFING INSPECTIONS.** R109.1.6 is hereby amended to read as follows: **R109.1.6 Roofing inspections.** Roofing inspections shall be made at the mid-point of roofing installation and after roofing installation is complete.
(Ord. 2297C; 02-04-08)
- 4-926. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; NEW SECTION R109.1.7 OTHER INSPECTIONS, ADDED.** A new Section R109.1.7 is hereby added to read as follows:**R109.1.7 Other inspections.** In addition to the called inspections above, the building official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the building official.
(Ord. 2297C; 02-04-08)
- 4-927. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; NEW SECTION R109.1.7.1 FIRE-RESISTANCE-RATED CONSTRUCTION INSPECTION, ADDED.** A new Section R109.1.7.1 is hereby added to read as follows: **R109.1.7.1 Fire-resistance-rated construction inspection.** Where fire-resistance-rated construction is required between dwelling units or due to location on property, the building official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.
(Ord. 2297C; 02-04-08)
- 4-928. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; NEW SECTION R109.1.7.2 REINFORCED MASONRY, INSULATING CONCRETE FORM (ICF) AND CONVENTIONALLY FORMED CONCRETE WALL INSPECTION, ADDED.** A new Section R109.1.7.2 is hereby added to read as follows: **R109.1.7.2 Reinforced masonry, insulating concrete form (ICF) and conventionally formed concrete wall inspection.** Reinforced masonry walls, insulating concrete form (ICF) walls and conventionally formed concrete walls located in Seismic Design Categories D0, D1, D2, and E shall be inspected after plumbing, mechanical, and electrical systems embedded within the walls, and reinforcing steel are in place and prior to placement of grout or concrete. Inspection shall verify the correct size, location, spacing, and lapping of reinforcing. For masonry walls, inspection shall also verify that the location of grout cleanouts and size of grout spaces comply with the requirements of this code.
(Ord. 2297C; 02-04-08)

4-929. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; NEW SECTION R109.1.8 FINAL INSPECTION, ADDED. A new Section R109.1.8 is hereby added to read as follows: **R109.1.8 Final inspection.** Final inspection shall be made after the permitted work is complete and prior to occupancy.

(Ord. 2297C; 02-04-08)

4-930. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R110.1. USE AND OCCUPANCY. Section R110.1 is hereby amended to read as follows: **Use and Occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the Leawood Building Code or of other ordinances of the City of Leawood.

(Ord. 2297C; 02-04-08)

4-931. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R110.3. CERTIFICATE ISSUED. Section R110.3 is hereby amended to read as follows: **Certificate issued.** After the building official inspects the building or structure and finds no violations of the provisions of this code, *Leawood Development Ordinance, Fire Protection Code (Chapter VII), Leawood Property Maintenance Code (Chapter VIII)* or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the building official.
7. The name of the fire official, if applicable.
7. The edition of the code under which the permit was issued.
8. If an automatic sprinkler system is provided and whether the sprinkler system is required.
9. Any special stipulations and conditions of the building permit.

(Ord. 2297C; 02-04-08)

- 4-932. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R110.4. TEMPORARY OCCUPANCY.** Section R110.4 is hereby amended to read as follows: **Temporary Occupancy.** The building official is authorized to issue a Temporary Certificate of Occupancy (TCO) before the completion of the entire work covered by the permit, provide that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of occupancy is valid, provided, however that such time period shall not exceed sixty (60) days. The Building Official is authorized to renew the Temporary Certificate of Occupancy for two (2) additional periods not exceeding sixty (60) days for each renewal.
(Ord. 2297C; 02-04-08)
- 4-933. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R111.3. AUTHORITY TO DISCONNECT SERVICE UTILITIES.** Section R111.3 is hereby amended to read as follows: **Authority to Disconnect Service Utilities.** The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the *Leawood Building Code, Fire Protection Code (Chapter VII), or Leawood Property Maintenance Code (Chapter VIII)*, or in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect before taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.
(Ord. 2297C; 02-04-08)
- 4-934. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R112. MEANS OF APPEAL.** Section R112 and each and every part thereof is hereby deleted in its entirety.
See Section 4-105
(Ord. 2297C; 02-04-08)
- 4-935. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R113.4. VIOLATION, PENALTIES.** Section R113.4 is hereby amended to read as follows: **Violation, Penalties.** Any person who violates a provision of this Article or this code or fails to comply with any of the requirements thereof is guilty of a public offense, punishable by a fine of not more than five hundred dollars (\$500) or by imprisonment not exceeding thirty (30) days or both such fine and imprisonment. Each day that the violation continues shall be deemed a separate offense.
(Ord. 2297C; 02-04-08)

4-936. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED; SECTION R114.1. NOTICE TO OWNER. Section R114.1 is hereby amended to read as follows: **Notice to Owner.** Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of this code or any other City of Leawood Ordinances or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent or to the person doing the work and shall state the conditions under which work will be permitted to resume.

(Ord. 2297C; 02-04-08)

4-937. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; TABLE R301.2(1). TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Table R301.2(1) shall be amended to read as follows:

- (a) Roof Snow Load: 20 pounds per square foot
- (b) Wind Speed: 90 miles per hour
- (c) Seismic Design Category: A
- (d) Weathering: Severe
- (e) Frost Line Depth: 36 inches
- (f) Termite: Moderate to Heavy
- (g) Decay: Slight to Moderate
- (h) Winter Design Temperature: Six degrees Fahrenheit
- (i) Ice Barrier Underlayment Required: No
- (j) Flood Hazards: Latest adopted FIRM and FBFM documents.
- (k) Air Freezing Index: 1000
- (l) Mean Annual Temperature: 54.7 degrees Fahrenheit

(Ord. 2297C; 02-04-08)

4-938. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION R301.4. DEAD LOAD. Section R301.4 is hereby amended to read as follows: **Dead Load.** The actual weights of materials and construction shall be used for determining dead load with consideration for the dead load of fixed service equipment, provided, however, that the following minimum dead loads shall be used in the design of building:

- (a) Floors, ceilings, decks, and balconies: 10 pounds per square foot.
- (b) Roofs: 20 pounds per square foot.

(Ord. 2297C; 02-04-08)

4-939.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R301.9, BASEMENT REQUIRED, ADDED.

Section R301.9 is hereby added to read as follows: **Basement Required:** All single-family detached dwellings shall be constructed with a basement.

EXCEPTIONS:

- (a) The provisions of this section shall not apply to single-family detached dwellings which are designed and constructed specifically for the use of a disabled individual and which contain a storm shelter or safe room constructed pursuant to the Federal Emergency Management Agency, publication 320, Taking Shelter From the Storm.
- (b) The provisions of this section shall not apply to single-family detached dwellings when it would be impractical to construct a basement in light of subsurface conditions verified by an engineer and when such dwellings contain a storm shelter or safe room constructed pursuant to the Federal Emergency Management Agency, publication 320, Taking Shelter From the Storm.
- (c) The provisions of this section shall not apply to the repair or reconstruction of any single-family detached dwelling, unless such dwelling is being one hundred (100) percent reconstructed.

(Ord. 2297C; 02-04-08)

4-940.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED, SECTION R310.5, EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES.

Section R310.5 is hereby amended to read as follows: **Emergency escape windows under decks and porches.** Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than forty eight (48) inches (1219 mm) in height to a yard or court.

(Ord. 2297C; 02-04-08)

4-941.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R310.6, MAXIMUM HEIGHT OF GROUP R-3 BUILDINGS, ADDED.

Section R310.6 is hereby added as follows: **Maximum Height of Group R-3 Buildings.** The maximum height for Group R-3 buildings is to be determined by the Leawood Development Ordinance.

(Ord. 2297C; 02-04-08)

- 4-942. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R310.7, FIRE SPRINKLER SYSTEM, ADDED.** Section R310.7 is hereby added as follows: **Fire Sprinkler System.** Refer to Article 2 of this Chapter for fire sprinkler requirements.
(Ord. 2297C; 02-04-08)
- 4-943. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED SECTION R321.1, PREMISES IDENTIFICATION.** Section R321.1 is hereby amended to read as follows: **Premises Identification.** Approved numbers or addresses shall be placed on all new buildings in such a position to be plainly visible and legible from the street or road facing the property. Said numbers shall contrast with their background and be at least four (4) inches in height, having a minimum stroke of one-half ($\frac{1}{2}$) inch.
(Ord. 2297C; 02-04-08)
- 4-944. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R323.4, ACCEPTANCE INSPECTIONS, ADDED.** Section R323.4 is hereby added to read as follows: **Acceptance Inspections.** All elevator equipment shall have an acceptance inspection and test performed and approved in accordance with ASME A17.1 requirements. Prior to the issuance of a Certificate of Occupancy, a copy of this inspection shall be forwarded to the City of Leawood.
(Ord. 2297C; 02-04-08)
- 4-945. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.1, PHYSICAL SECURITY, PURPOSE, ADDED.** Section R325.1 is hereby added as follows: SECTION 325, PHYSICAL SECURITY , **R325.1 Purpose.** The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.
(Ord. 2297C; 02-04-08)
- 4-946. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.1.1, PHYSICAL SECURITY, SCOPE ADDED.** Section R325.1.1 is hereby added as follows: **R325.1.1 Scope.** The provisions of this Section shall apply to all new structures and to additions and alterations made to existing buildings.
(Ord. 2297C; 02-04-08)

4-947.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.2, DOORS, ADDED. Section R325.2 is hereby added as follows: **R325.2 Doors.** Except for vehicular access doors, all exterior swinging doors of residential buildings and attached garages, including the doors leading from the garage area into the dwelling unit, shall comply with the following for the type of door installed.

- (a) **Wood doors.** Where installed, exterior wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum thickness of one and three-fourths inches (1 3/4") at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of one inch (1") thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter inch (1/4") thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch (1/2") in depth.
- (b) **Steel doors.** Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.
- (c) **Fiberglass doors.** Fiberglass doors shall have a minimum skin thickness of one-sixteenth inch (1/16") and have reinforcement material at the location of the deadbolt.
- (d) **Double doors.** Where installed, the inactive leaf of an exterior double door shall be provided with flush bolts having an engagement of not less than one inch into the head and threshold of the doorframe.
- (e) **Sliding doors.** Where installed, exterior sliding doors shall comply with all of the following requirements:
 - (1) Sliding door assemblies shall be installed to prevent the removal of the panels and the glazing from the exterior with the installation of shims or screws in the upper track.
 - (2) All sliding glass doors shall be equipped with a secondary locking device consisting of a metal pin or a surface mounted bolt assembly. Metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frame's exterior surface. The surface mounted bolt assembly shall be installed at the base of the door.

(Ord. 2297C; 02-04-08)

4-948.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.3, DOORS FRAMES, ADDED. Section R325.3 is hereby added as follows: **R325.3 Door frames.** The exterior door frames shall be installed prior to a rough-in inspection. Door frames shall comply with the following for the type of assembly installed:

- (a) **Wood frames.** Wood door frames shall comply with all of the following requirements:
 - (1) All exterior door frames shall be set in frame openings constructed of double studding or equivalent construction, including garage doors, but excluding overhead doors. Door frames, including those with sidelights shall be reinforced in accordance with ASTM F476-84 Grade 40.
 - (2) In wood framing, horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces or equivalent bracing on each side of the door opening.
- (b) **Steel frames.** All exterior door frames shall be constructed of 18 gauge or heavier steel, and reinforced at the hinges and strikes. All steel frames shall be anchored to the wall in accordance with manufacturer specifications. Supporting wall structures shall consist of double studding or framing of equivalent strength. Frames shall be installed to eliminate tolerances inside the rough opening.
- (c) **Door jambs.**
 - (1) Door jambs shall be installed with solid backing in a manner so no void exists between the strike side of the jamb and the frame opening for a vertical distance of twelve inches (12") each side of the strike. Filler material shall consist of a solid wood block.
 - (2) Door stops on wooden jambs for in-swinging doors shall be of one-piece construction. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
- (d) **Door hardware.** Exterior door hardware shall comply with the following:
 - (1) **Hinges.** Hinges for exterior swinging doors shall comply with the following:
 - A. At least two (2) screws, three inches (3") in length, penetrating at least one inch (1") into wall structure shall be used. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.
 - B. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

- (2) **Strike plates.** Exterior door strike plates shall be a minimum of 18 gauge metal with four offset screw holes. Strike plates shall be attached to wood with not less than three inch (3") screws, which shall have a minimum of one inch (1") penetration into the nearest stud. Note: For side lighted units, refer to subsection 6 below.
- (3) **Escutcheon plates.** All exterior doors shall have escutcheon plates or wraparound door channels installed around the lock protecting the door's edge.
- (4) **Locks.** Exterior doors shall be provided with a locking device complying with one of the following:
Single Cylinder Deadbolt shall have a minimum projection of one inch (1"). The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five (5) pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth inch (1/4") in diameter and two and one-fourth inches (2-1/4") in length. Bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.
- (5) **Entry vision and glazing.** All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. The view may be provided by a door viewer having a field of view of not less than one hundred eighty (180) degrees through windows or through view ports.
- (6) **Side lighted entry doors.** Side light door units shall have framing of double stud construction or equivalent construction complying with Sections R325.3(a), (b) and (c). The doorframe that separates the door opening from the side light, whether on the latch side or the hinge side, shall be double stud construction or equivalent construction complying with Sections R325.3(a) and (b). Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

(Ord. 2297C; 02-04-08)

4-949.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.4, STREET NUMBERS, ADDED. Section R325.4 is hereby added as follows: **R325.4 Street numbers.** Street numbers shall comply with Section R321.1.

(Ord. 2297C; 02-04-08)

4-950. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.5, EXTERIOR LIGHTING, ADDED. Section R325.5 is hereby added as follows: **R325.5 Exterior Lighting.** Exterior lighting shall comply with the following:

- (a) Front and street side exterior lighting.** All front and street side door entrances should be protected with a minimum of one light outlet having a minimum of sixty (60) watts of lighting (or energy efficient equivalent), installed so that the light source is not readily accessible.
- (b) Rear exterior lighting.** Homes with windows or doors near ground level below eight feet (8') on the rear side of the house shall be equipped with a minimum of one light outlet having 100 watt lighting (or energy efficient equivalent) and shall be of the flood light type. Those fixtures placed below eight feet (8') shall be fixtures manufactured such that the light source is not readily accessible.

(Ord. 2297C; 02-04-08)

4-951. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, NEW SECTION R325.6, ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION, ADDED. Section R325.6 is hereby added as follows: **R325.6 Alternate materials and methods of construction.** The provisions of this Section are not intended to prevent the use of any material or method of construction not specifically prescribed by this Section, provided any such alternate has been approved by the enforcing authority, nor is it the intention of this Section to exclude any sound method of structural design or analysis not specifically provided for in this Section. The materials, methods of construction, and structural design limitations provided for in this Section shall be used, unless the enforcing authority grants an exception. The enforcing authority is authorized to approve any such alternate provided they find the proposed design, materials, and methods of work to be at least equivalent to those prescribed in this Section in quality, strength, effectiveness, burglary resistance, durability, and safety.

(Ord. 2297C; 02-04-08)

4-951A.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS AMENDED, SECTION R401.3. DRAINAGE.

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Gutter discharge shall not extend to a point closer than 10 feet to either adjacent property lines or the public right-of-way. Sump pump discharge shall not extend to a point closer than 15 feet to either adjacent property lines or the public right-of-way.

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Exception: Property owners may discharge water directly into the right-of-way if such owner or owners secures a right-of-way permit and otherwise complies with the requirements of Article 3 of Chapter 13 of the Code of the City of Leawood, 2000.

Exception: Gutter Discharge may be placed closer than 10 feet to the adjoining property line in cases where the side yard setback is less than 10 feet, provided that the placement is the best possible placement and that the point of discharge is not within the sideyard setback.

(Ord. 2335C; 08-18-08)

4-952.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION R613.2, WINDOW SILLS. Section R613.2 is hereby amended to read as follows: No window from a sleeping area shall have a sill height in excess of twenty five (25) feet from grade level, unless

- (a) The building is equipped with an approved automatic sprinkler system.
- (b) In sleeping rooms, which have two separate and distinct exits, which do not share a common interior atmosphere at any point from the sleeping room to an approved exterior exit.
- (c) The sleeping rooms' emergency egress windows are facing the nearest approved point of fire department vehicle access and are within thirty five (35) horizontal feet of the approved point of fire department access. Note: Residential driveways are not approved fire department access points.
- (d) The sleeping rooms' emergency egress windows with balconies meet the following requirements:
 - 1. Balcony floor located not more that forty four (44) inches below windowsill.
 - 2. Balcony shall be designed to support a sixty (60) psf live load.
 - 3. Balcony shall extend a minimum of thirty six (36) inches perpendicular to the exterior wall.
 - 4. Balcony shall extend a minimum of twelve (12) inches beyond each side of the emergency egress windows width.
 - 5. Balcony is equipped with a guard in accordance with R316.

(Ord. 2297C; 02-04-08)

4-953.

INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION R902.1. ROOFING COVERING MATERIALS. Section R902.1 is hereby amended to read as follows: Roofs shall be covered with materials authorized under the provisions of Sections R904 and R905, and the Leawood Development Ordinance, as amended. Class A roofing shall be installed in areas designated by law as requiring their use or when the edge of the roof is less than three (3) feet (914 mm) from a property line or when less than twenty (20)-feet separation exists between structures. Classes A, B and C roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof covering.

(Ord. 2297C; 02-04-08)

4-954. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED, SECTION R907.3, RE-COVERING VERSUS REPLACEMENT. Section R907.3 is hereby amended as follows: New roof coverings shall be installed as provided for in the Leawood Development Ordinance.

(Ord. 2297C; 02-04-08)

4-955. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION N1102.2.6, BASEMENT WALLS. Section N1102.2.6 is hereby amended to read as follows: Exterior walls associated with conditioned basements shall be insulated from the top of the basement wall down to ten (10) feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections N1102.1 and N1102.2.5.

Exception: Exterior basement walls made of concrete or masonry are not required to be insulated when such walls are not adjacent to finished space and are more than fifty (50) percent below grade. Exterior basement walls shall be insulated whenever the adjacent interior space is finished.

(Ord. 2297C; 02-04-08)

4-956. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION M1506.2, RECIRCULATION OF AIR. Section M1506.2 is hereby amended to read as follows: Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors or through a roof vent, provided the exhaust is secured in place.

(Ord. 2297C; 02-04-08)

4-957. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION G2402.3, TERMS DEFINED IN OTHER CODES. Section G2402.3 is hereby amended to read as follows: **Terms defined in other codes.** Where terms are not defined in this code and are defined in the *NFPA 70 National Electrical Code, 2005, International Building Code, International Fire Code, International Mechanical Code* or *International Plumbing Code*, such terms shall have meanings ascribed to them as in those codes.

(Ord. 2297C; 02-04-08)

4-958. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION E3306.2, CONDUCTOR MATERIAL. Section E3306.2 is hereby amended to read as follows: Conductors normally used to carry current shall be of copper. Refer to Article 3 of this Chapter [4-304] for Service Entrance Conductors.

(Ord. 2297C; 02-04-08)

4-959. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION E3508.1, GROUNDING ELECTRODE SYSTEM. Section E3508.1 is hereby amended to read as follows: All electrodes specified in Sections E3508.1.1, E3508.1.2, E3508.1.3, E3508.1.4 and E3508.1.5 that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these electrodes are available, one or more of the electrodes specified in Sections E3508.1.3, E3508.1.4 and E3508.1.5 shall be installed and used.

Exception: Concrete-encased electrodes shall not be required to be part of the grounding electrode system when at least two (2) rod or pipe electrodes are provided in compliance with E3508.1.4 and E3508.1.4.1.

(Ord. 2297C; 02-04-08)

4-960. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION E3802.12, ARC-FAULT PROTECTION OF BEDROOM RECEPTACLES. Section E3802.12 is hereby amended to read as follows: **Arc-fault protection of bedroom receptacles.** All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere receptacles installed in bedrooms shall be protected by a combination type or branch/feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit. Effective January 1, 2008, such arc-fault circuit interrupter devices shall be combination type.

Exception: The location of the arc-fault circuit interrupter shall be permitted to be at other than the origination of the branch circuit provided that:

1. The arc-fault circuit interrupter is installed within six (6) feet (1.8 m) of the branch circuit overcurrent device as measured along the branch circuit conductors, and
2. The circuit conductors between the branch circuit overcurrent device and the arc-fault circuit interrupter are installed in a metal raceway or a cable with a metallic sheath.

(Ord. 2297C; 02-04-08)

4-961. INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, AMENDED; SECTION AG105.5, BARRIER EXCEPTIONS, DELETED. Section AG105.5 is hereby deleted.

(Ord. 2297C; 02-04-08)