



Code Change

All projects submitted on or **after** April 1st, 2013 will be required to meet the 2012 Codes.

All projects submitted **prior** to April 1st, 2013 will be required to meet the 2006 Codes.



Single-Family 2006 to 2012 Significant Changes

- Garage doors required to be self-closing – R302.5.1
- Whole house ventilation required where under 3 ACH – R303
- Window wells required to be connected to drainage system – R310.2.2
- Window Sill Height for operable windows – min. 24 inches where over 6 ft. above grade – R312
- Carbon Monoxide alarms required outside of bedroom areas – R315.1
- Fire Protection required on underside of I-joists, Floor Trusses – R501.3
 - Options: 1/2" gyp, 5/8" wood, sprinklers, equivalent alternatives
 - *includes crawl spaces intended for storage
 - *80 square feet exempt from protection – must be fire-blocked
 - *2 x 10 or greater nominal lumber exempt
- Two independent water barriers required behind stucco – R703.6.3
- Kick-out flashing required at base of roof sidewall terminations – R903.2.1
- Refrigerant access ports on AC units require locking caps – M1411.6
- Kitchen exhaust hoods over 400 CFM will require make-up air – M1503.4
- Bathroom, kitchen, and dryer exhausts terminations – min. 3 ft. from all windows and 10 feet from air intakes – M1506
- Dryer duct max length increased from 25 ft. to 35 ft. (length for concealed ducts must be identified within 6 ft. of connection) – G2439.5.5
- Multi-wire branch circuits – must be on separate phases, grouped in panel, and be provided with a means for simultaneous disconnect – E3701.5
- Decks of any size – outdoor receptacle required – E3901.7
- Foyers over 60 square feet – outlets required for each wall space over 3 feet in width – E3901.11
- GFCI protection - only sump pump, fire alarm, and garage door opener exempt in those required locations – GFCI's must be readily accessible for regular testing – not located behind appliances – E3902
- AFCI protection expanded – family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms – E3902.12
- Tamper-resistant receptacles required for all outlets less than 5.5 ft above floor – E4002.14



Single-Family New Energy Requirements

***Insulation inspection required – Permit applications submitted after April 1st, 2013**

- Can be conducted as stand-alone inspection or on re-rough if approved by inspector

Inspection Items

- All Building Envelope penetrations to be well sealed – electrical boxes, canned lights, rim joists, sill plates, attic access, etc.
- Ducts, air handlers and filter boxes shall be sealed
- Minimum Insulation requirements

Ceilings w/ attic spaces	R-49	
Ceilings w/o attic space	R-30 - limited to 500 square feet	
Framed Walls	R-13 (2x4)	R-19 (2x6)
Basement Walls	R-10 (cont.)	R-13 (cavity)
*Concrete Slabs	R-10, 2ft	

*Slab-on-grade floors with a floor surface less than 12 inches below grade

- Minimum Fenestration requirements

U-factor	.35
SHGC	.40
Skylight U-factor	.55
- Blower Door Test not required at this time
- HERS Option of 85 acceptable in lieu of Prescriptive Compliance
- Certificate in Electrical Panel stating R-values, U-factor and SHGC of fenestration, and results of Blower Door Test (if applicable)



HVAC / Water-Heater Miscellaneous Permits

On **April 1st, 2013**, the following code and procedural changes will take effect:

- *Permit Length* - Mechanical Miscellaneous permits will be 60 day permits.
- *Carbon Monoxide Alarms* – required to be installed outside and in the vicinity of all bedroom areas (if compliant alarms are not currently installed) – IRC R315.3.
- *Gas-line Bonding* – Installations involving CSST will require gas line bonding verification – IRC G2411.1.1.
- *Contractor Responsibility* – A contractor representative will be required to be on-site for inspections in owner occupied homes.



Deck Permits

On **April 1st, 2013**, the following code and procedural changes will take effect:

- *Permit Length* – Deck permits will be 60 day permits.
- *Positive Connection* – Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting – IRC R507.1
- *Existing Homes* – Decks that are not self-supported will require a house rim/attachment inspection to verify positive connection.



EXPIRED PERMITS

Starting *June 1st, 2013*, anyone with expired permits will not be permitted 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.

Thanks,

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