

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)

8-519.

INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 302.2 GRADING AND DRAINAGE.

Grading and drainage. All premises shall be graded and maintained so as to prevent the erosion of soil and the accumulation of stagnant water thereon, or within any structure located thereon.

1. Landowners shall not divert water from their property to an adjacent property in such a fashion as to cause erosion, flooding or pooling of water or otherwise cause damage to the adjacent property.
 - (a) It shall be *prima facie* evidence of a violation of this section if downspouts from gutters discharge within 10 feet of an adjoining property line or if such downspouts are connected to underground drains that surface and discharge within 10 feet of an adjoining property line and if that property is experiencing flooding, silt or other storm water damages from the general area where such drain exists.
 - (b) It shall be *prima facie* evidence of a violation of this section if sump pump drains discharge within 15 feet of an adjoining property and if that property is experiencing flooding, silt or other storm water damages from the general area where such drain surfaces.
2. All detention and retention storm water basins shall be maintained by the owner, developer, custodian or other person responsible for the property. Such maintenance shall include but not be limited to:
 - (a) The cleaning of storm sewers and other drainage appurtenances serving the said basin so that the said installations function as designed; and
 - (b) The removal of any garbage, rubbish, silt, topsoil or other foreign material which creates an unsanitary condition or prevents or impeded the leaching action of the said basin.

(Ord. 2336C; 08-18-08)

(Ord. 2302C; 02-04-08)

8-520.

INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 302.3 SIDEWALKS AND DRIVEWAYS.

Section 302.3 is hereby amended to read as follows: **Sidewalks and driveways.** All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. All off street parking facilities shall be kept free of debris including, but not limited to, trash, gravel, mud, blowing paper, etc.

(Ord. 2302C; 02-04-08)