



State of Kansas, Montgomery County
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Marilyn Calhoun
Marilyn Calhoun, Register of Deeds

ORDINANCE NO. 4399

AN ORDINANCE ADOPTING THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AND DELETIONS

Be it ordained by the Governing Body of the City of Independence, Kansas:

Section 1.

The 2018 Edition of the International Residential Code is adopted and is incorporated by reference as if fully set forth herein subject to the following amendments and deletions. Any prior version of this code previously adopted is hereby repealed.

Section 2. References deleted.

- a) All references to the International Private Sewage Disposal Code, and International Energy Conservation Code are hereby deleted.
- b) All references to Automatic Sprinkler Systems for one and two family dwellings are hereby deleted in their entirety in accordance with K.S.A. 12-16,219.

Section 3. References modified.

- a) All references to the International Code Council Electrical Code shall be changed to the current adopted National Electric Code (NEC).
- b) All references to the International Plumbing code shall be changed to the current adopted Uniform Plumbing Code.
- c) All references to the International Mechanical Code (IMC) shall be changed to the current adopted Uniform Mechanical Code (UMC).

Section 4. Amendments, modifications and supplements.

Section 103. Appointment and Liability.

- a) Section 103 of the 2018 Edition of The International Residential Code is hereby amended as follows:

103.1 Deputies. In accordance with the he prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint deputies. Such employees shall have powers as delegated by the Building Official.

104.8 Liability. The Building Official or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for costs in any action, suit or proceeding instituted for the good faith discharge of duties under the provisions of this code.

- b) Section R106.1.1 Construction Documents of the 2018 Edition of the International Residential Code is hereby amended, and shall read as follows:

Section R106.1.1 Construction Documents.

1. One and Two-Family Dwellings: Two set of drawings & pdf electronic copy will be required for new, remodel and alterations. Previously approved plans for identical improvements proposed on a different lot may be referenced.
2. Drawings Required:
 - a) Site Plan:
 - (1) Interior renovations with no exterior improvements (i.e. paving or structures) a site plan will not be required.
 - (2) For additions or new construction, the following will be required to addressed on the site plan:
 - i. Clearly identify the property lines and the distance of the new structure and or addition from the property lines.
 - ii. Clearly identify all building setback requirements as well as the distance of the new structure and or addition is from said setback.
 - iii. Clearly identify all public, private and utility easements as well as the distances of the new structure and or addition is from said easements.
 - iv. Indicate new grading details (i.e. topographic information whether by grading lines or by regularly spaced spot elevations. If spot elevations are utilized existing grade and new grade should be noted at each point or spot.
 - v. Indicate any and all structures on the site that currently exist or that will be constructed. If structures are being removed they should be noted as such.
 - vi. For new construction and or new additions that are increasing the hard surface area of the site over what currently exists provide documentation that the increased run off of surface water will not adversely affect adjoining neighbor properties or structures.
 - vii. For new construction, additions or site improvements where new paving intersects with existing public sidewalks provide details on ADA accessible improvements to be performed where new private work intersects with public sidewalks.
 - b) Footing and foundation details.
 - c) Floor joist and rafter layout plan, showing sizes, spacing types including beams.

- d) Wall sections, (specify joists, rafters) indicating truss or hand stacked. If prefabricated roof trusses are used, a component design sheet shall be submitted.
- e) Insulation in walls, ceilings and floors.
- f) Elevations; front only if the ground is level
- g) Front, back, and side elevations if the ground is not level.
- h) Floor plans, basement, ad other. For remodels and alterations, floor plan shall show existing and proposed walls, including floor joist and rafter layout. Showing spacing, type sizes and beam placement.
- i) Plumbing, mechanical, and electrical diagrams as required to determine adequate size of services.

Exception: The Building Official is authorized to waive any of the above requirements to be prepared by a registered design professional if it is found that the nature of the work applied for is such that the inclusion of the above requirements is not necessary to obtain code compliance.

- c) Section R108.2 Schedule of Permit Fees of the 2018 Edition of the International Residential Code is hereby amended as follows:

PERMIT FEE SCHEDULE

TOTAL VALUATION	FEE
\$1.00 to 500.00	\$22.00
\$501.00 to \$2,000.00	\$25.00 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 TO \$25,000.00	\$70.00 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 TO \$50,000.00	\$395.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 TO \$100,000.00	\$650.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 TO \$500,000.00	\$950.00 for the first \$100,000.00 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.00
\$500,001.00 TO \$1,000,000.00	\$3,200.00 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 TO \$5,000,000.00	\$5,500.00 for the first \$1,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 TO \$15,000,000.00	\$17,750.00 for the first \$5,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof, to and including \$15,000,000.00

\$15,000,001.00 and above	\$33,500.00 for the first \$15,000,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000.00
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- d) Section R319 Site Address of the 2018 Edition of the International Residential Code is hereby amended as follows:

Section R319 Site Address.

New and existing buildings shall be provided with approved address numbers or letters by the provisions of City Code.

- e) Section R320.1 Scope of the 2018 Edition of the International Residential Code is hereby amended as follows:

Section R320.1 Scope.

Where there are four or more dwelling units or sleeping units in a single structure, the provisions of current edition of the Department of Justice's "ADA Standards for Accessible Design" shall apply.

- f) Section R403.1.1 Minimum Size of the 2018
g) Edition of the International Residential Code is hereby amended as follows:

Section R403.1.1 Minimum Size.

Minimum size for concrete and masonry foundations walls shall be as follows:

For structures supporting one to two (1 to 2) stories and no masonry veneer and only eight (08) foot in height basement walls the foundation wall shall be a minimum of eight (08) inches in thickness.

For structures supporting more than 2 stories and or supporting masonry veneer or with greater than eight (08) foot in height foundation walls the foundation wall shall be a minimum of twelve (12) inches in thickness.

The minimum size for spread footings shall be as follows:

For structures one to two (1 to 2) stories in height and not supporting masonry veneer and basement heights eight feet or less the minimum spread footing dimension shall be ten (10) inches in thickness by twenty (20) inches in width.

For structures supporting more than 2 stories and or supporting masonry veneer or with greater than eight (08) foot in height foundation walls the minimum spread footing dimensions shall be twelve (12) inches in thickness by twenty-four (24) inches in width.

The minimum size for trench footings supporting structures one to two (1 to 2) stories and no masonry veneer shall be sixteen (16) inches in width by thirty (30) inches in depth.

The minimum size for trench footings supporting structures more than 2 stories or supporting masonry veneer shall be twenty-two (22) inches wide by thirty (30) inches in depth.

- h) Section R403.1.4 Minimum Depth of the 2018 Edition of the International Residential Code is hereby amended as follows:

Section R403.1.4 Minimum depth.

All exterior footings shall extend a minimum of thirty (30) inches below adjacent finish grade or into undisturbed soil whichever is the greatest depth. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

- i) Section R403.1.3.1 Footing Reinforcement of the 2012 Edition of the International Residential Code is hereby amended as follows:

Section R403.1.3.1 Footing reinforcement.

Spread footings with stem walls shall have a minimum of two (2) horizontal #4 bars running continuously throughout the footing placed no closer than three (3) inches from the bottom. Trenched footings (foundation) shall have a minimum of three (3) horizontal #4 bars spaced no more than twenty-four (24) inches apart continuously throughout the footing and vertical #4 bars

placed no more than twenty-four (24) inches apart around the perimeter of the footing. Spread footings shall be tied/connected to the concrete/masonry foundation wall with an #4 "L" bar whose minimum dimensions shall be thirty (30) inches on the long leg and seven (07) inches on the short leg. The short leg shall be tied to the horizontal spread footing reinforcement. The minimum spacing on this "L" bar shall be twenty-four (24) inches on centers.

Trench footings shall be tied to the concrete slab by a #4 bar with a ninety (90) degree bend creating two (02) equal length legs each measuring a minimum of eighteen (18) inches in length. The minimum spacing for this bar shall be twenty-four inches on centers.

- j) Section R404.1.2.2 Reinforcement for Foundation Walls of the 2018 Edition of the International Residential Code is hereby supplemented as follows:

Section R404.1.2.2 Reinforcement for Foundation Walls.

Unless designed by a professional engineer, the minimum steel reinforcement shall be as follows for foundation walls:

Concrete foundation eight (08) feet or less, walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be at a minimum #4 bars spaced twenty-four (24) inches maximum with the upper most bar no more than twelve (12) inches below the top of the wall. Vertical reinforcement shall be #4 bars spaced at twenty-four (24) inches apart.

Concrete foundation eight (08) feet or greater, walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be at a minimum #4 bars spaced sixteen (16) inches

maximum with the upper most bar no more than eight (8) inches below the top of the wall. Vertical reinforcement shall be #4 bars spaced at sixteen (16) inches apart.

Concrete masonry unit foundations eight (08) feet or less, walls shall be laterally supported at the top and bottom. Reinforced masonry unit bond beams shall run continuously horizontally every third (03) course or two (02). The bond beam shall have at a minimum of two (02) #4 bars running continuously and the bond beam shall be fully grouted. Additionally, horizontal ladder truss reinforcement shall be place between every other course or at sixteen (16) inches on centers. Vertical reinforcement shall be one (01) continuous #4 bar spaced at twenty-four (24) inches apart in fully grouted cells.

The Reinforcing bar shall extend the full height of the wall from spread footing to the top most bond beam.

Concrete masonry unit foundations eight (08) feet or greater, walls shall be laterally supported at the top and bottom. Reinforced masonry unit bond beams shall run continuously horizontally every third (03) course or two (02) feet. The bond beam shall have at a minimum of two (02) #5

bars running continuously and the bond beam shall be fully grouted. Additionally, horizontal ladder truss reinforcement shall be place between every other course or at sixteen (16) inches on centers. Vertical reinforcement shall be one (01) continuous #5 bar spaced at sixteen (16) inches apart in fully grouted cells. The Reinforcing bar shall extend the full height of the wall from spread footing to the top most bond beam.

Section R901 Roof Assemblies


Roofing installation and replacement will require a building permit for residential roofing and comply with Chapter 9 of the IRC.

Residential re-roofing over existing wood shingle or shake requires an inspection by building inspector and no more than two-layers allowed.

Section 5.


This Ordinance shall take effect upon its publication in the official city newspaper.

Adopted by the Governing Body of the City of Independence, Kansas, on the 11th day of August, 2022.



Dean A. Hayse, Mayor

ATTEST:


David Schwenker, City Clerk