

ORDINANCE NO. 19-28

AN ORDINANCE PERTAINING TO THE OLATHE RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS; ADDING CERTAIN SECTIONS; AMENDING OLATHE MUNICIPAL CODE SECTIONS 15.04.010, 15.04.020, 15.04.040, 15.04.050, 15.04.070, 15.04.080, 15.04.100, 15.04.130, 15.04.160, 15.04.170, 15.04.180, 15.04.190, 15.04.220, 15.04.230, 15.04.270, 15.04.330, 15.04.360, 15.04.370, 15.04.390, 15.04.400, 15.04.410, 15.04.420, 15.04.430, 15.04.470, 15.04.480, 15.04.490, AND 15.04.530, AND REPEALING THE EXISTING SECTIONS; ALSO REPEALING 15.04.060, 15.04.090, 15.04.110, 15.04.120, 15.04.140, 15.04.150, 15.04.200, 15.04.210, 15.04.240, 15.04.250, 15.04.300, 15.04.320, 15.04.330, 15.04.340, 15.04.350, 15.04.380, 15.04.460, 15.04.510, AND 15.04.520.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS:

SECTION ONE: Section 15.04.010 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.010 Code Adopted.

The ~~2012~~ 2018 International Residential Code for One- and Two-Family Dwellings, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-~~5795~~ is adopted by reference and made a part of this chapter as if fully set out, save and except such parts or portions thereof as are specifically deleted, added or changed in Sections 15.04.030 through and including 15.04.560.”

SECTION TWO: Section 15.04.020 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.020 Marked Copies of Code on File.

There shall be not less than one (1) copy of the code adopted by reference in Section 15.04.010 kept on file in the office of the City Clerk, to which shall be attached a copy of the incorporating ordinance, and which shall be marked or stamped, “Official Copy as Incorporated by Ordinance No. ~~12-42~~ 19-28” with all sections or portions thereof intended to be omitted clearly marked to show any such deletion or change, and filed with the City Clerk and open to inspection and available to the public at all reasonable hours. ~~The Fire Department, Municipal Judges and all administrative departments of the City charged with the enforcement of the incorporating ordinance shall be supplied, at the cost of the City, such number of official copies of such standard ordinance similarly marked, deleted and changed as may be deemed expedient.”~~

SECTION THREE: Section 15.04.040 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.040 Section R101.2 Exception 3 Added – Scope Section R101.1 Amended – Title.

Section R101.2 1 of the ~~Exception 3 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read~~ is hereby amended to read follows:

~~R101.2 Scope.~~

~~Exceptions:~~

~~3. Swimming pools, hot tubs, and spas shall be constructed in accordance with the International Swimming Pool and Spa Code as adopted by the City in accordance with Chapter 15.20 of the Olathe Municipal Code.~~

R101.1 Title. The 2018 International Residential Code for One- and Two-Family Dwellings and the deletions, changes, and additions contained in the Olathe Municipal Code, Chapter 15.04 shall be known as the Residential Building Code of the City of Olathe, Kansas, hereinafter referred to as “this code” or “the Residential Building Code.”

SECTION FOUR: Section 15.04.045 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.045 Subsection R101.2.1 Added – Care Facilities in a Dwelling.

Subsection R101.2.1 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R101.2.1 Care facilities in a dwelling. The provisions of this code shall apply to the use and occupancy of care facilities in a dwelling, not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height, that are an accessory use of the dwelling unit in compliance with all of the following:

1. Care facility operations are in compliance with applicable state laws and licensing programs.
2. Approved fire extinguishers are provided.
3. Approved flashlights are provided.

4. Approved secondary means of egress doors, including landings and stairs from any story used for care.

5. The smoke alarm and carbon monoxide alarms comply with requirements for new construction.

6. The dwelling unit principal residents are the primary care providers.”

SECTION FIVE: Section 15.04.050 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.050 Section R101.4 Added – Administration.

Section R101.4 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R101.4 Administration. The administrative and enforcement provisions for this code shall be those provisions of Chapter 1 of the **2012** International Building Code as adopted by the City in accordance with Chapter 15.02 of the Olathe Municipal Code.”

SECTION SIX: Section 15.04.070 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.070 Section R102.5 Amended – Appendices.

Section R102.5 of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

R102.5 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

R102.5.1 Appendices adopted. The following appendices are adopted as part of this code:

Appendix E – Manufactured Housing Used as Dwellings

[Appendix F – Radon Control Methods](#)

[Appendix G – Piping Standards for Various Applications](#)

Appendix H – Patio Covers

~~Appendix J – Existing Buildings and Structures~~

Appendix K – Sound Transmission

Appendix O – Automatic Vehicular Gates”

SECTION SEVEN: Section 15.04.080 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.080 Sections R103 through R114 Deleted – Chapter 1 Part 2 – Administration and Enforcement.

Sections R103 through R114 of the International Residential Code for One- and Two-Family Dwellings are hereby deleted.

SECTION EIGHT: Section 15.04.100 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.100 Table R301.2(1) Amended – Climatic and Geographic Design Criteria.

Table R301.2(1) of the International Residential Code for One- and Two-Family Dwellings is hereby deleted and a new table amended R301.2(1) is added to read as follows:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

Ground Snow Load	Wind Design		Seismic Design Category ^f	Subject to Damage From			Winter Design Temp ^e	Ice — Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
20	90	No	A	Severe	36"	Moderate to Heavy	6° F	No	8/3/2009	1,000	54.7° F

<u>WIND DESIGN</u>				<u>SEISMIC DESIGN CATEGORY^f</u>	<u>SUBJECT TO DAMAGE FROM</u>		
<u>SPEED^d (mph)</u>	<u>TOPOGRAPHIC EFFECTS^k</u>	<u>SPECIAL WIND REGION^l</u>	<u>WIND-BORNE DEBRIS ZONE^m</u>		<u>WEATHERING^a</u>	<u>FROST LINE DEPTH^b</u>	<u>TERMITE^c</u>
<u>115</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>A</u>	<u>SEVERE</u>	<u>36-INCHES</u>	<u>YES</u>

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA – CONTINUED.

<u>WINTER DESIGN TEMP^e</u>	<u>ICE BARRIER UNDERLAYMENT REQUIRED^h</u>	<u>FLOOD HAZARDS^g</u>	<u>AIR FREEZING INDEXⁱ</u>	<u>MEAN ANNUAL TEMP^j</u>
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6° F	YES	8/3/2009	1000	54.8° F.
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~~For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.~~

~~a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.~~

a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.

~~b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.~~ Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)(5)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 ½-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local weather climates or local weather experience as determined by the Building Official. [Also see Figure R301.2(1).]

f. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.

g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFM, or other flood hazard map adopted by the authority having jurisdiction, as ~~may be~~ amended.

h. In accordance with Sections R905.2.7.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32° Fahrenheit)," at www.ncdc.noaa.gov/fpsf.html.

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32° Fahrenheit)" at www.ncdc.noaa.gov/fpsf.html.

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise the jurisdiction shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(5)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the windborne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

n. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(6)."

SECTION NINE: Section 15.04.130 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.130 Section R302.3 Amended – Two-family dwellings.

Section R302.3, [Exceptions 1 and 2, and Section R302.3.1](#) - of the International Residential Code for One- and Two-Family Dwellings ~~is~~are hereby ~~deleted and a new section R302.3 is added to~~ amended to read as follows:

R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated in accordance with the requirements of townhouses as set forth in [section R302.2 of](#) this code.”

SECTION TEN: Section 15.04.160 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.160 Section R303.4 Amended – Mechanical ventilation.

Section R303.4 of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

303.4 Mechanical ventilation. Where the air infiltration rate of a dwelling unit is less than 3 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M~~1507.3~~-[1505.4](#).”

SECTION ELEVEN: Section 15.04.170 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.170 Section R306.5 Added – New single-family dwelling toilet facilities.

Section R306.5 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R306.5 New single-family dwelling toilet facilities. Toilet facilities shall be provided within 500 feet (measured from the property line adjacent to the street for platted subdivisions along the public right-of-way) for all new single-family dwellings starting from the time of the first footing inspection until facilities are available in the dwelling. If the facilities are not located on the job site, the location of the required facilities shall be posted on the job site or other certification provided to the ~~Building Official~~ [building official](#) to verify the availability of toilet facilities. The facilities on the site shall be removed prior to issuance of a Temporary Certificate of Occupancy.”

SECTION TWELVE: Section 15.04.179 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.179 Section R309.6 Added – Residential Driveways.

Section R309.6 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R309.6 Residential driveways. Residential concrete and asphalt driveway slabs shall be a minimum of four inches nominal thickness. The driveway shall have a constant slope so as to avoid ponding of water. The slope shall be away from the house or building or drain by means approved by the building official.”

SECTION THIRTEEN: Section 15.04.180 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.180 Section R310.4 6 Amended. – ~~Emergency escape and rescue required~~ Alterations or repairs of existing basements.

Section R310.46 of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

~~R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1,118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.~~

~~Exceptions:~~

~~1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).~~

~~2. R310.6 Alterations or repairs of existing basements.~~
Dwellings for which the building permit for the initial construction of that dwelling was issued prior to September 15, 2001, are exempt from ~~the above requirement~~ the emergency escape and rescue opening

requirements for subsequent basement remodels; provided, however, that exemption shall only apply if the basement has not been expanded subsequent to September 15, 2001, or that basement does not at any time contain any sleeping areas. ~~;~~ ~~c~~ Conversion of any habitable area to a sleeping area at any time will trigger the emergency escape and rescue requirements ~~set forth above~~ in R310.1. All currently existing openings that provide for emergency escape and rescue, regardless of whether or not they comply with ~~the above escape and rescue requirements,~~ R310.1, cannot be removed or altered without bringing the basement into full compliance with the minimum requirements of this section, regardless of when building permits for the dwelling were issued.

~~R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 square meters).~~

~~Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 square meters).~~

~~R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).~~

~~R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).~~

~~R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge."~~

SECTION FOURTEEN: Section 15.04.190 of the Olathe Municipal Code is hereby amended to read as follows:

"15.04.190 Section R313 Amended – Automatic Fire Sprinkler Systems.

Section R313 of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

SECTION R313

AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in new townhouses containing three or more connected dwellings.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. Automatic residential fire sprinkler systems are not required in one- and two-family dwellings; however, systems may be provided on a voluntary basis.

R313.2.1 Design and installation. Where provided, automatic residential fire sprinkler systems for one- and two-family dwellings shall be designed and installed in accordance with Section P2904 or NFPA 13D.

~~R303.1 Townhouse automatic fire sprinkler systems. If an automatic sprinkler system is installed in townhouses, then the automatic residential fire sprinkler system shall be designed and installed in accordance with Section P2904 or NFPA 13R.~~

~~R313.2 One- and two-family dwellings automatic fire sprinkler systems. If an automatic residential fire sprinkler system is installed in a one- and two-family dwelling, then the automatic residential fire sprinkler system shall be designed and installed in accordance with Section P2904 or NFPA 13D.”~~

SECTION FIFTEEN: Section 15.04.195 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.195 Section R314.3 – Amended – Smoke Alarm Location.

Section R314.3 of the International Residential Code for One- and Two-Family Dwellings is hereby amended and shall read as follows:

R314.2 Location. Smoke alarms shall be installed in the following locations and in accordance with Chapter 29 of NFPA 72:

1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms within 21 ft of any door to a sleeping room, with the distance measured along a path of travel.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

5. Smoke alarms shall be installed not less than 3 feet horizontally from a supply register of a forced air heating or cooling system, or from the tip of the blade of a ceiling fan unless this would prevent placement of a smoke alarm required by this section.

6. Ceiling mounted smoke alarms shall be installed not less than 4-inches horizontally from a wall or other vertical obstruction. Wall mounted smoke alarms shall be installed not less than 4-inches, and not more than 12-inches from the ceiling.

7. Smoke alarms shall be installed in locations where they are accessible for testing and maintenance without special equipment.”

SECTION SIXTEEN: Section 15.04.220 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.220 Section R319.42, R319.3, and R319.4 AddedAmended – Address numbers illuminated, posted during construction and supplemental address identification for townhomes.

Sections R319.42, R319.3, and R319.4 are hereby added to ~~of~~ the International Residential Code for One- and Two-Family Dwellings ~~is hereby amended to~~ and shall read as follows:

~~R319.1 Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building address cannot be viewed from the public right-of-way, a monument, pole or other sign or means shall be used to identify the structure.~~

R319.2 Illumination. All buildings shall have the ability to illuminate the address numbers during the hours of darkness from a power source connected to the house electrical system or other approved source of illumination.

R319.3 Numbers displayed during construction. Prior to beginning construction of any building for which a number is required, address numbers shall be posted in a conspicuous place on the front of

the lot and shall be maintained throughout construction until the permanent address numbers are installed.

R319.4 Townhome supplemental address identification. In addition to the requirements in Sections R319.1 through R319.3, townhomes with exterior electrical meter banks and/or disconnect switches shall have supplemental address number identification at the electrical equipment to identify the address served by the equipment. Identification shall be permanently installed in an approved manner. Characters shall contrast with their background and shall have be a minimum of 1-inch in height.”

SECTION SEVENTEEN: Section 15.04.229 is hereby added to the Olathe Municipal Code to read as follows:

“**15.02.229 Section 323.2 Added – Storm Protection Area Required.**

Section 323.2 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

323.2 Storm protection area required. All residential occupancies of any occupant load shall have a storm protection area constructed in accordance with ICC 500 or shall have a basement. Sub-surface areas located beneath concrete stoops with or without doors are considered equivalent to a basement. Such areas shall be provided with ventilation in accordance with applicable code requirements.

Exception: Storm shelters are not required for existing buildings or for repairs, alterations or additions for existing buildings when the area of work is less than 50% of the building area.

323.2.1 Required occupant capacity. The required occupant capacity of the storm protection area in all residential occupancies shall be calculated as private dwellings per Table 403.3.1.1 of the International Mechanical Code as adopted and amended. Where approved by the building official, the required occupant capacity of the storm protection area shall be permitted to be reduced by the occupant capacity of any existing storm protection area on the site.”

SECTION EIGHTEEN: Section 15.04.230 of the Olathe Municipal Code is hereby amended to read as follows:

“**15.04.230 Section ~~R324~~R328 Added – Physical Security.**

Section ~~R324~~R328 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

SECTION ~~R324~~R328

PHYSICAL SECURITY

R324R328.1 Purpose. The purpose of this section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

R324R328.1.1 Scope. The provisions of this section shall apply to all new residential structures and to alterations, additions and repairs to existing residential structures as stipulated in Appendix J.

R324R328.2 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 Sections **R324R328.2.1** through **R324R328.2.5** for the type of door installed.

R324R328.2.1 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 $\frac{3}{4}$ ") at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of one (1) inch 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.

R324R328.2.2 Steel doors. Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.

R324R328.2.3 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.

R324R328.2.4 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.

R324R328.2.5 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.

R324R328.3 Door frames. The exterior door frames shall be installed prior to a rough-in inspection. Door frames shall comply with Sections **R324R328.3.1** through **R324R328.3.3** for the type of assembly installed.

R324R328.3.1 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.

R324R328.3.2 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.

R324R328.3.3 Door jambs. Door jambs shall be installed with solid backing in a manner so that 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. 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.

R324R328.4 Door hardware. Exterior door hardware shall comply with Sections **R324R328.4.1** through **R324R328.4.6**.

R324R328.4.1 Hinges. Hinges for exterior door hardware shall comply with the following:

1. 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.

2. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

R324R328.4.2 Strike plates. Exterior door strike plates shall be a minimum of eighteen (18) gauge metal with four (4) 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 Section R328.4.6.

R324R328.4.3 Escutcheon plates. All exterior doors shall have escutcheon plates or wraparound door channels installed around the lock protecting the door's edge.

R324R328.4.4 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.

R324R328.4.5 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 degrees (180°) through windows or through view ports.

R324R328.4.6 Side lighted entry doors. Side light door units shall have framing of double stud construction or equivalent construction complying with Sections **R324R328.3.1**, **R324R328.3.2** and **R324R328.3.3**. 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 **R324R328.3.1** and **R324R328.3.2**. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

R324R328.5 Street numbers. Street numbers shall comply with Section

~~R324~~R328.6 **Exterior lighting.** Exterior lighting shall comply with Section E3903.3.

~~R324~~R328.7 **Alternate material 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 the 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 the section in quality, strength, effectiveness, burglary resistance, durability, and safety.”

SECTION NINETEEN: Section 15.04.260 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.260 Subsections R403.1.1.1 and R403.1.1.2 Added – Continuous footing reinforcement & Column pads.

Subsections R403.1.1.1 and R403.1.1.2 are hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R403.1.1.1 Continuous footing reinforcement. Continuous footings for basement foundation walls shall have minimum reinforcement consisting of not less than two ~~Ne~~no. 4 bars, uniformly spaced, located a minimum 3 inches (3") clear from the bottom of the footing.

R403.1.1.2 Column pads. Column pads shall be designed to support the imposed design load based upon allowable soil bearing capacity. Column pads shall be a minimum of 24 inches by 24 inches and 8 inches deep (24" x 24" x 8"). Reinforcement shall consist of a minimum of three (3) No. 4 bars each way, uniformly spaced.”

SECTION TWENTY: Section 15.04.270 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.270 Subsection R403.1.6.2~~Exception—4~~ Added – Foundation anchorage.

Subsection R403.1.6.2~~Exception—4~~ is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R403.1.6.2~~Foundation anchorage~~ **Anchor bolt spacing.**

Exceptions:

~~4.~~The spacing of anchor bolts or foundation anchor straps shall be ~~reduced to a~~ a maximum of 3 feet (3') on center ~~for basement foundation walls.~~ Where a foundation design is utilized in accordance with section F404.1.1 of this code; the location of the anchor bolts shall be specified."

SECTION TWENTY-ONE: Section 15.04.275 is hereby added to the Olathe Municipal Code to read as follows:

"15.04.275 Subsection R404.1.1 Amended – Design required.

Subsection R404.1.1 of the International Residential Code for One- and Two-Family Dwellings is hereby amended and shall read as follows:

R404.1.1 Design required. A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the conditions listed below exist:

1. Walls are subject to hydrostatic pressure from ground water.
2. Walls supporting more than 48 inches (48") of unbalanced backfill that do not have permanent lateral support at the top and bottom.
3. Sites containing CH, MH, OL, or OH soils as identified in Table R405.1.
4. Foundation walls exceeding ten feet (10') in height, measured from the top of the wall to the bottom of the slab.
5. Lots identified on the subdivision grading plan as having more than six feet (6') of fill or having a finished slope steeper than 4 horizontal to 1 vertical before grading.
6. Footings and foundations with existing fill soils below the footing level.
7. Sloping lots steeper than 4 to 1 before grading.
8. Lots where some footings will bear on soil and others will bear on rock.
9. Areas where problems have historically occurred.
10. Stepped footing and foundation walls."

SECTION TWENTY-TWO: Section 15.04.289 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.289 Subsection R506.1.1 Added – Design required.”

Subsection R506.1.1 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R506. 1.1 Design required. A design in accordance with accepted engineering practice shall be provided for concrete floors when the limitations for fill material set forth in Section R506.2.1 are exceeded.”

SECTION TWENTY-THREE: Section 15.04.290 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.290 Subsection R506.~~2.5~~3 Added – Basement floor slab isolation.

Subsection R506.~~2.5~~3 is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

R506.~~2.5~~3 Basement floor slab isolation. Basement floor slabs shall be isolated from column pads, interior columns and interior bearing walls to facilitate differential movement. Nonbearing walls supported on basement floor slabs shall be provided with a minimum one-inch (1") expansion joint to facilitate differential movement between the floor slab and the floor framing above. Isolation and/or an expansion joint is not required within six inches (6") of the exterior walls.”

SECTION TWENTY-FOUR: Section 15.04.315 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.315 Subsection R807.1.1 Added – Attic Access Latch.

Subsection R807.1.1 is hereby added to the International Residential Code and shall read as follows.

R807.1.1 Attic Access Latch. Attic access openings located in a garage shall be equipped with latches or a hinge and latch such that the access door is secured closed when not in use.”

SECTION TWENTY-FIVE: Section 15.04.325 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.325 Section 1101.1 Amended – Scope.

Section 1101.1, in the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows.

N1101.1 Scope. This chapter regulates the energy efficiency for the design and construction of buildings regulated by this code.

SECTION TWENTY-SIX: Section 15.04.360 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.360 Table N1102.1.42 (R402.1.1.2) Amended – Insulation and Fenestration Requirements by Component.

Table N1102.1.42 (R402.1.1.2) of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

TABLE N1102.1.42 (R402.1.42)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT ^a

Climate Zone	Fenestration U-Factor ^b	Skylight U-Factor ^b	Glazed Fenestration SHGC ^b	Ceiling R-Value ^g	Wood Frame Wall R-Value	Mass Wall R-Value ^f	Floor R-Value ^e	Basement Wall R-Value ^c	Slab R-Value & Depth ^d	Crawl Space Wall R-Value ^c
4	0.325	0.55	0.40	49	13	8/13	19	10/13	NR	10/13

For SI: 1 foot – 304.8 mm.

NR = Not Required

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. “10/13” means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement walls.

d. For heated slabs, R-5 insulation shall be provided under the full slab area and shall be added to the ~~required~~ slab edge. ~~R-values for heated slabs~~

e. Or insulation sufficient to fill the framing cavity, R-19 minimum.

f. The second R-value applies when more than half the insulation is on the interior of the mass wall.

g. Loose-fill-insulation shall be installed at the rate recommended by the manufacturer’s statement “so many bags per 1000 sq ft”. Where the pitch of the roof restricts the “minimum thickness” at the exterior wall line, the insulation shall be blown into the cavity so as to achieve a greater

compacted density to a point where the “minimum thickness” can be achieved. An alternative is to install high-density batts around the perimeter edge per N1102.2.”

SECTION TWENTY-SEVEN: Section 15.04.370 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.370 Subsection ~~N1102.2.8.1~~N1102.2.9.1 ~~(R402.2.8.1)~~ (R402.2.9.1) Added – Concrete and masonry basement walls.

Subsection ~~N1102.2.8.1~~ N1102.2.9.1 ~~(R402.2.8.1)~~ (R402.2.9.1) is hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

~~N1102.2.8.1~~ N1102.2.9.1 ~~(R402.2.8.1)~~ (R402.2.9.1) Concrete and masonry basement walls. Insulation is not required for concrete or masonry portions of basement walls of one- and two-family dwellings which are not adjacent to nor form a common wall with finished space and are more than 50 percent (50%) below grade. Such common walls shall be insulated whenever the adjacent interior space is finished.”

SECTION TWENTY-EIGHT: Section 15.04.390 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.390 Subsection N1102.4.1.2 (R402.4.1.2) Amended – Testing.

Subsection N1102.4.~~2.4~~1.2 (R402.4.1.2) of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

N1102.4.1.2 (R402.4.1.2) Testing. Where required by the Building Official, the building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (-50 Pascals). ~~Where required by the Building Official, t~~Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the Building Official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures:

2. Dampers including exhaust, intake, makeup, air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open;
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.”

SECTION TWENTY-NINE: Section 15.04.400 of the Olathe Municipal Code is hereby amended to read as follows:

“Subsection ~~N1103.2.2~~ N1103.3.2 ~~(R403.2.2)~~ (R403.3.2) of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

~~N1103.2.2~~ N1103.3.2 ~~(R403.2.2)~~ (R403.3.2) **Sealing (Mandatory).** Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1 of this code.”

Exceptions:

- ~~1. Air impermeable spray foam products shall be permitted to be applied without additional joint seals.~~
- ~~2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.~~
- ~~3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressures less than two inches (2") of water column (500 Pa) pressure classification shall not require additional closure systems.~~

~~Where required by the Code Official, duct tightness shall be verified by either of the following:~~

- ~~1. Postconstruction test: Total leakage shall be less than or equal to 4 cfm (113.3L/min) per 100 square feet (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across~~

~~the entire system, including the manufacturer's air handler enclosure. All register boots shall be taped or otherwise sealed during the test.~~

~~2. Rough-in test: Total leakage shall be less than or equal to 4 cfm (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test. If the air handler is not installed at the time of the test, total leakage shall be less than or equal to 3 cfm (85 L/min) per 100 square feet (9.29m²) of conditioned floor area.~~

~~Exceptions:~~

~~1. The total leakage test is not required for ducts and air handlers located entirely within the building thermal envelope.~~

~~2. On the postconstruction test, it is permissible to test for "leakage to the outdoors" versus a "total leakage." Leakage to the outdoors shall be less than or equal to 8 cfm per 100 square feet of conditioned floor area.~~

SECTION THIRTY: Section 15.04.408 is hereby added to the Olathe Municipal Code to read as follows:

"15.04.408 Subsection N1103.3.3 Amended– Duct testing.

Subsection N1103.3.3 of the International Residential Code for One-and Two-Family Dwellings is hereby amended to read as follows.

N1103.3.3 (R403.3.3) Duct testing. Where required by the Building Official, ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.

2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions:

1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

2. A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.”

SECTION THIRTY-ONE: Section 15.04.409 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.409 Subsection N1103.3.4 Amended– Duct leakage.

Subsection N1103.3.4 of the International Residential Code for One-and Two-Family Dwellings is hereby amended to read as follows.

N1103.3.4 (R403.3.4) Duct leakage (Prescriptive). The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area.

2. Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute {113.3 L/min) per 100 square feet (9.29 m²) of conditioned floor area. On the postconstruction test, it is permissible to test for “leakage to the outdoors” versus a “total leakage.” Leakage to the outdoors shall be less than or equal to 8 cfm per 100 square feet of conditioned floor area.”

SECTION THIRTY-TWO: Section 15.04.410 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.410 Subsection N1103.2.35 (R403.2.3.5) DeletedAmended— Building cavities (Mandatory).

Subsection N1103.2.3.5 (R403.2.3.5) of the International Residential Code for One- and Two-Family Dwellings is hereby ~~deleted~~ amended to read as follows:

N1103.3.5 (R403.3.5) Building cavities (Mandatory). Building framing cavities are permitted to be used as return air ducts or plenums.”

SECTION THIRTY-THREE: Section 15.04.420 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.420 Subsection N1103.~~4.25.3~~ (R403.~~4.25.3~~) DeletedAmended – Hot water pipe insulation (Prescriptive).

Subsection N1103.~~4.25.3~~ (R403.~~4.25.3~~) of the International Residential Code for One- and Two-Family Dwellings is hereby ~~deleted~~ amended to read as follows.

N1103.5.3 (R403.5.3) Hot water pipe insulation (Prescriptive).
Insulation for hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following:

1. Piping located outside the conditioned space.
2. Piping located under a floor slab.
3. Buried piping.”

SECTION THIRTY-FOUR: Section 15.04.430 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.430 Section N1104.~~1~~ (R404.~~1~~) Amended – Lighting equipment (Mandatory).

Section N1104.~~1~~ (R404.~~1~~) of the International Residential Code for One- and Two-Family Dwellings is hereby deleted and replaced with a new Section N1104 ~~amended~~ to read as follows:

SECTION N1104 (R404)

LIGHTING SYSTEMS (MANDATORY)

N1104.1 (R404.1) Lighting equipment (Mandatory). Fuel gas lighting systems shall not have continuously burning pilot lights.”

SECTION THIRTY-FIVE: Section 15.04.433 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.433 Section N1106.6.4 (R406.4) Amended – ERI-based compliance.

Section N1106.6.4 (R406.4) of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

N1106.4 ERI-based compliance. Compliance based on an ERI analysis requires that the rated design be shown to have an ERI less than or equal to the appropriate value of 80 when compared to the ERI reference design. Where on-site renewable energy is included for compliance using the ERI analysis of Section N1106.4, the building shall meet the mandatory requirements of Section N1106.2, and the building thermal envelope shall be greater than or equal to the levels of efficiency and SHGC in Table N1102.1.2 or Table N1102.1.4.”

SECTION THIRTY-SIX: Section 15.04.470 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.470 Subsection ~~P2905.4.2~~6.4.21 Amended – ~~Water service installation.~~ Separation of water service and building sewer.

Subsection ~~P2905.4.2~~6.4.1 of the International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

P2906.4.1 Separation of water service and building sewer. Trenching, pipe installation and backfilling shall be in accordance with Section P2604. Where water service piping is installed within 5-feet of the water service, the installation shall comply with the provisions provided by the appropriate authority having jurisdiction.

Exceptions.

1. The required separation distance shall not apply where a water service pipe crosses a sewer pipe, provided that the water service is sleeved to a point not less than 5 feet (1524 mm) horizontally from the sewer pipe centerline on both sides of such crossing. The sleeve shall be of pipe materials indicated in Table P2906.4, P3002.1(2) or P3002.2.

2. The required separation distance shall not apply where the bottom of the water service pipe that is located within 5 feet (1524 mm) of the sewer is not less than 12 inches (305 mm) above the highest point of the top of the building sewer.

~~P2905.4.2 Water service installation. Trenching, pipe installation and backfilling shall be in accordance with Section P2604. Where the building sewer is installed within 5 feet (1,524 mm) of the water service, the installation shall comply with the provisions provided by the appropriate authority having jurisdiction.~~

~~Exception: The required separation distance shall not apply where a water service pipe crosses a sewer pipe, provided that the water service pipe is sleeved not less than 5 feet (1,524 mm), horizontally from the sewer pipe centerline, on both sides of the crossing with pipe materials listed in Table P2905.4, P3002.1(1), P3002.1(2), or P3002.2.”~~

SECTION THIRTY-SEVEN: Section 15.04.480 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.480 Subsections 3002.2.1~~2~~ and 3002.2.2~~3~~ Added – Drainage pipe in filled ground and sanitary and storm sewers.

Subsections 3002.2.1~~2~~ and 3002.2.2~~3~~ are hereby added to the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

P3002.2.1~~2~~ Drainage pipe in filled ground. Where a building drain is installed on filled or unstable ground, the drainage pipe shall conform to one of the standards for ABS plastic pipe, cast-iron pipe, copper or copper-alloy tubing, or PVC plastic pipe listed in Table P3002.1(2).

P3002.2.2~~3~~ Sanitary and storm sewers. Where separate systems of sanitary drainage and storm drainage are installed in the same property, the sanitary and storm building sewers or drains shall be permitted to be laid side by side in one trench if approved by the appropriate authority having jurisdiction.”

SECTION THIRTY-EIGHT: Section 15.04.485 is hereby added to the Olathe Municipal Code to read as follows:

“15.04.485 Subsection P3005.2.2 Amended – Cleanouts on building sewers.

Subsection P3005.2.2 of the International Residential Code for One- and Two-Family Dwellings is hereby amended and shall read as follows:

P3005.2.2 Cleanouts on building sewers. Cleanouts on building sewers shall be located as required by the appropriate authority having jurisdiction.”

SECTION THIRTY-NINE: Section 15.04.490 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.490 Section E3902.2 ~~Exceptions 1 and 2 Added~~ Amended – Garage and accessory building receptacles.

Section E3902.2 ~~Exceptions 1 and 2 are of the~~ hereby added to the International Residential Code for One- and Two-Family Dwellings is hereby amended and shall read as follows:

E3902.2 Garage and accessory building receptacles. 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

Exceptions:

1. ~~Receptacles that are not readily accessible such as~~ A dedicated ceiling mounted receptacle for a garage door opener.

2. A single receptacle supplied by a dedicated branch circuit that is located and identified for specific use by a cord- and plug-connected appliance such as a refrigerator or freezer.

3. A dedicated receptacle supplying a permanently installed fire alarm or security alarm system.

4. A dedicated receptacle supplying a sump pump.”

SECTION FORTY: Section 15.04.500 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.500 Section E3902.5 ~~Exceptions 2 and 3 Added~~ Amended – Unfinished basement receptacles.

Section 3902.5 ~~Exceptions 2 and 3 are hereby added to of~~ the International Residential Code for One- and Two-Family Dwellings is hereby amended and shall read as follows:

E3902.5 Unfinished basement receptacles. 125-volt, single-phase, 15- and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit- interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms. [210.8(A)(5)]

Exceptions:

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

2. A single receptacle supplying a permanently installed sump pump.

3. A single receptacle supplied by a dedicated branch circuit that is located and identified for specific use by a cord- and plug-connected appliance such as a refrigerator or freezer.

4. Receptacles installed in accordance with these exceptions shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception].”

SECTION FORTY-ONE: Section 15.04.530 of the Olathe Municipal Code is hereby amended to read as follows:

“15.04.530 Section AE6087 Added – Severe Storm Safety Measures for Mobile and Modular Homes and Subdivisions.

Section AE6087 is hereby added to Appendix E of the International Residential Code for One- and Two-Family Dwellings and shall read as follows:

SECTION AE6087

SEVERE STORM SAFETY MEASURES FOR MOBILE AND MODULAR HOMES AND SUBDIVISIONS

AE6087.1 Securing mobile homes to ground by approved devices:

From April 1, 1997, any newly installed mobile home which is occupied or inhabited by a person as a dwelling, office or commercial space shall be secured to the ground by tie downs and ground anchors, of a type and mode of installation which at a minimum meet the requirements of KSA 75-1227 through and including 75-1233., unless such mobile home is secured to the ground on a permanent foundation.

AE6087.2 Required storm sheltering for mobile home parks: From and after April 1, 1997, all newly-constructed mobile home parks or mobile home subdivisions are required to have storm shelters. Any mobile home park in existence prior to April 1, 1997, which is expanded to include additional acreage, will be required to construct approved storm shelters.

AE6087.2.1 Construction of Storm Shelters: Storm shelters shall protect their inhabitants from physical injury by 260 mile per hour tornado winds and shall be constructed in accordance with the ICC/NSSA-500 Standard on the Design and Construction of Storm Shelters.

AE6087.2.2 Total storm shelter space: Storm shelters shall provide at least 17.5 square feet of sheltered space for each mobile home lot.

AE6087.2.3 Distance between shelters: A storm shelter must be within 600 feet walking distance of all mobile home park residents.

AE6087.2.4 Multi-use of storm shelters: Storm shelters used as multi-purpose structures will be subject to all applicable building codes.

AE6087.2.5 Dedicated storm shelters: Storm shelters dedicated to sheltering, used for no other purpose, and approved as such by the Building Code Division, shall be subject only to the special code requirements of dedicated storm shelters.

AE6087.2.6 Provisions for persons with physical disabilities: Storm shelters shall be fully accessible to persons with physical disabilities in accordance with Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1) as adopted by the City in accordance with Chapter 15.24 of the Olathe Municipal Code.

AE6087.2.7 Ventilation: Shelters shall have adequate ventilation in accordance with the International Mechanical Code as adopted by the City in accordance with Chapter 15.10 of the Olathe Municipal Code.

AE6087.2.8 Utilities: Shelters shall provide adequate lighting in accordance with the International Building Code as adopted by the City in accordance with Chapter 15.02 of the Olathe Municipal Code.

AE6087.2.9 Exits: Shelters shall provide an adequate number of exits. in accordance with the International Building Code as adopted by the City in accordance with Chapter 15.02 of the Olathe Municipal Code.

AE6087.2.10 Restroom facilities: Restroom facilities are optional, but if provided must meet the minimum requirements of the International Plumbing Code as adopted by the City in accordance with Chapter 15.08 of the Olathe Municipal Code.

AE6087.2.11 Accessibility: Shelters must be accessible 24 hours a day. The mobile home park owner, or such owner's designated agent or representative, shall be responsible for making the storm shelter accessible and usable in times of need.

AE6087.3 Disclosure: Mobile home parks which do not have approved storm sheltering must disclose orally and in writing in the sales or rental agreement that no sheltering is available in such park. Mobile home parks which do have approved storm sheltering must disclose orally and in writing in the sales or rental agreement that sheltering is available. A map showing the location of the shelter(s) and policies for use shall be supplied to the applicant as part of the sales or rental agreement.

AE6087.4 Registration of existing shelters: Every owner or operator or any mobile home park required to have storm sheltering shall submit a site plan and a written statement setting out the number of mobile home spaces in such park and a description of the existing shelter. This submission will be made upon application for a building permit.”

SECTION FORTY-TWO: Section 15.04.535 is hereby added to the Olathe Municipal Code to read as follows

“15.04.535 Section AO103.3 Added – Emergency Operation

Section AO103.3 is hereby added to the International Residential Control and shall read as follows:

AO103.3.6 Emergency Operation. The installation of vehicular gates across a fire apparatus access road shall be approved by the fire code official and shall have an approved means of emergency operation. The gates and emergency operation shall be maintained operational and shall comply with the following.

1. Where electrically or mechanically controlled, gates shall be capable of being operated to the full open position by emergency responders under normal power and during a loss of power to the operating mechanism.

2. Electrical or mechanical operated gates shall be capable of being unlocked or opened with an approved fire department “Knox” county keyed cylinder installed at an accessible location on the entry side of the gate. The operated switch shall bypass the release mechanism to allow the gate to be operated by emergency response personnel.

3. In addition to an approved key cylinder operation device, gates shall be equipped with audible release mechanism to operate with an emergency siren yelp tone.

4. Keypads or other entry devices installed on gates shall not interfere with the operation of either the approved key cylinder or emergency response audible release.”

SECTION FORTY-THREE: Existing Sections 15.04.010, 15.04.020, 15.04.040, 15.04.050, 15.04.060, 15.04.070, 15.04.080, 15.04.090, 15.04.100, 15.04.110, 15.04.120, 15.04.130, 15.04.140, 15.04.150, 15.04.160, 15.04.170, 15.04.180, 15.04.190, 15.04.200, 15.04.210, 15.04.220, 15.04.230, 15.04.240, 15.04.250, 15.04.270, 15.04.300, 15.04.320, 15.04.330, 15.04.340, 15.04.350, 15.04.360, 15.04.370, 15.04.380, 15.04.390, 15.04.400, 15.04.410, 15.04.420, 15.04.430, 15.04.460, 15.04.470, 15.04.480, 15.04.490, 15.04.510, 5.04.520, and 15.04.530 are hereby repealed.

SECTION FORTY-FOUR: This Ordinance shall be published as provided by law and shall take effect September 1, 2019 and be in force from and after that date.

PASSED by the Governing Body this 18th day of June, 2019.

SIGNED by the Mayor this 18th day of June, 2019.



Mayor Pro Tem

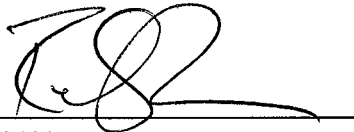
ATTEST:


City Clerk

(SEAL)



APPROVED AS TO FORM:



City Attorney

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.

STATE OF KANSAS
JOHNSON COUNTY, SS

Brandon Humble, being first duly sworn, deposes and says: That he is the editor of **THE GARDNER NEWS** A weekly newspaper printed in the State of Kansas, and published in and of general circulation in Johnson County, Kansas and that said newspaper is a bi-weekly published at least weekly, 52 times a year; has been published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office in Gardner, Kansas in said county as second class matter.

That the attached notice is a true copy there of and was published in the regular and entire issue of said newspaper for 1 consecutive weeks(s),

The first publication there of being made as aforesaid on 6/26/19

Publications being made on the following:

EDITOR *Brandon Humble*

SUBSCRIBED AND SWORN TO ME THIS : June 26. 2019

NOTARY PUBLIC *Brandon Humble*

MY COMMISSION EXPIRES 5-1-22

COST-----

ADDITIONAL COPIES-----

IN THE DISTRICT COURT OF JOHNSON, COUNTY

The within Proof Of Publication approved

Public Notice

First published in *The Gardner News* Wednesday, June 26, 2019

PUBLICATION SUMMARY OF ORDINANCE NO. 19-28, PASSED BY THE GOVERNING BODY OF THE CITY OF OLATHE, KANSAS ON THE 18th DAY OF JUNE 2019.

SUMMARY

On June 18, 2019, the Governing Body of the City of Olathe, Kansas passed Ordinance No. 19-28, which amends Chapter 15.04 of the Olathe Municipal Code, pertaining to the residential code.

The ordinance adopts the 2018 International Residential Code with certain amendments specific to the City of Olathe. The complete text of this ordinance may be obtained or viewed free of charge at the office of the Olathe City Clerk, Olathe City Hall, 100 East Santa Fe Street, Olathe, Kansas, or on the City's official website address: <http://www.olatheks.org/government/city-clerk/public-notices>, where a reproduction of the original ordinance will be available for a minimum of one week following this summary publication.

This summary is certified this 19th day of June, 2019.

/s/ Daniel Yoza
Daniel Yoza
Assistant City Attorney

Publish one time and return one Proof of Publication to the City Clerk and one to the City Attorney.