

ORDINANCE NO. 589D

AN ORDINANCE AMENDING THE LENEXA CITY CODE REGARDING BUILDING AND CONSTRUCTION STANDARDS AND ADOPTING BY REFERENCE CERTAIN CODES PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND THE NATIONAL FIRE PROTECTION AGENCY.

WHEREAS, the City has historically adopted by reference standard building and safety codes for the purpose of ensuring better building construction and greater public safety through uniformity in building laws and code enforcement; and

WHEREAS, to ensure the highest level of safety and the greatest degree of uniformity and that the code adopted by the City sufficiently meet its needs, it is necessary to periodically review the available model codes; and

WHEREAS, City staff has reviewed the available model codes and determined amendments and updates to the City's currently adopted building and safety codes are necessary

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA:

Section One: A new Chapter 4-8 is hereby added to read as follows:

CHAPTER 4-8 BUILDING AND CONSTRUCTION STANDARDS

Article 4-8-A INTERNATIONAL BUILDING CODE

Section 4-8-A-1 INTERNATIONAL BUILDING CODE ADOPTED.

The International Building Code, 2018 Edition (sixth printing), including Appendixes C and E published by the International Code Council, Inc., 4051 West Flossmoor, Country Club Hills, IL 60478-5975, hereafter referred to as the Building Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in the City Code.

At least one (1) copy of said International Building Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-A-2 GENERAL.

Section 101.1 of the International Building Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Building Code of the City of Lenexa*, hereinafter referred to as “this code.”

Section 101.4.8 of the International Building Code is hereby added to read as follows:

101.4.8 Electrical. The provisions of the National Electric Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Whenever the ICC Electrical Code is referenced, it shall mean the National Electrical Code, as adopted in Section 4-8-I-1.

Section 101.4.9 of the International Building Code is hereby added to read as follows:

101.4.9 Swimming Pools and Spas. The provisions of the International Swimming Pool and Spa Code shall apply to all matters governing the design and construction of aquatic recreation facilities, swimming pools and spas. Whenever the International Swimming Pool and Spa Code is referenced, it shall mean the International Swimming Pool and Spa Code, as adopted in Section 4-8-M-1.

Section 4-8-A-3 CREATION OF ENFORCEMENT AGENCY.

Section 103.1 of the International Building Code is hereby repealed and a new Section 103.1 is added to read as follows:

103.1 Creation of Enforcement Agency. There is hereby established in this jurisdiction a Code Enforcement Agency named “Building Services Division” in the Community Development Department which shall be under the administrative and operational control of the Building Codes Administrator, hereinafter referred to as the “Building Official” or “Code Official.”

Section 4-8-A-4 PERMITS.

Section 105 of the International Building Code is hereby amended to read as follows:

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, 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, fire alarm, fire detection, automatic fire suppression, or LP gas 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 and licenses.

105.1.1 Occupational License. Prior to issuance of a permit, each owner, individual, firm, corporation, or contractor conducting or performing work covered by the permit shall have a valid occupational license as required by Title 2 of the City Code.

Exception: An occupational license is not required for a property owner obtaining permits and performing work for a single family dwelling or townhouse in which the owner resides.

105.1.2 Contractors License: All persons undertaking work which requires a permit as provided in Section 105, or seeking to obtain that permit from the City, are required to have a current, valid license as a contractor. That license shall have been issued by Johnson County, Kansas in accordance with the provisions of the Johnson County Contractors Licensing Program and the Contractor Licensing Regulations adopted by the Board of County Commissioners by Resolution 058-01 on August 9, 2001, and any regulations subsequently adopted by the Contractor Licensing Review Board as authorized by said County Licensing Regulations, as said Resolution and regulations may be amended from time to time by said Boards.

Exception: A permit required by this Section may be issued to any person to do work regulated by this Section on a one- or two-family dwelling used exclusively for living purposes, including the usual accessory buildings, providing such person certifies that they are a bona fide owner of such dwelling and accessory buildings, that the same are to be occupied by said owner for a minimum period of one (1) calendar year from the date the approved final inspection report is issued. When a permit is issued to the owner under these conditions, any work performed by individuals, firms, or contractors, other than the owner, shall comply with the licensing requirements of the Johnson County Contractors Licensing Program and the contractors licensing and occupational license information shall be provided prior to issuance of a building permit where the work performed is not included in an applicable license category as established by the Johnson County Contractors Licensing Program.

The Building Official may waive the need for a contractor's license in those instances where it can be established that no license exists for the installation, alteration, or repair of a certain type of work requiring a permit.

105.1.3 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical, or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.1.4 Annual permit records. The person, firm or corporation to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The Building Official shall have access to such records at all times or such records shall be filed with the Building Official as designated.

105.2 Work exempt from permit. Exemptions 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. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
2. Oil derricks.
3. Retaining walls that are not over 4 feet in height, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
5. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route. Note: Right-of-way work permits are required for sidewalk or driveway installation or replacement in the public right-of-way.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery.
8. Prefabricated swimming pools accessory to a single family dwelling, duplex, or townhouse with a sidewall height of 30 inches or less, do not exceed 5,000 gallons (18,925 L), and are installed entirely above ground.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one- and two-family dwellings.
11. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
12. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

Electrical:

Repairs and maintenance: Minor repair work, including items such as the replacement of lamps, lampholders, ballasts or the connection of approved portable electrical equipment to approved permanently installed receptacles; listed cord and plug connected temporary decorative lighting; reinstallation of attachment plug receptacles but not the outlet; repair or replacement of branch circuit over current devices of the required capacity in the same location; electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy, and are not part of a fire alarm system.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

Portable heating appliance.

Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

Portable heating appliance.

Portable ventilation equipment.

Portable cooling unit.

Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

Replacement of any part that does not alter its approval or make it unsafe.

Portable evaporative cooler.

Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

The stopping of leaks in drains, water, soil, waste or vent pipe provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation or replacement of water closets, sinks and lavatories in the same location.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the department of building safety for that purpose. Such application shall:

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 in Section 107.

5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Indicate a current and valid occupational license by number, issued to individuals, firms, corporations, contractors or establishments conducting business within the City to verify compliance with the requirements of Title 2 of the City Code for business licenses generally. For occupational license applications a person must present a valid contractor's license issued by Johnson County, Kansas, in accordance with the provisions of the Johnson County Contractors Licensing Program.

Exception: A permit required by this Section may be issued to any person to do work regulated by this Section on a one- or two-family dwelling used exclusively for living purposes, including the usual accessory buildings, providing such person certifies that they are a bona fide owner of such dwelling and accessory buildings, that the same are to be occupied by said owner for a minimum period of 1 calendar year from the date the certificate of occupancy is issued. When a permit is issued to the owner under these conditions, any work performed by individuals, firms, or contractors, other than the owner, shall comply with the licensing requirements of the Johnson County Contractors Licensing Program and the contractors licensing and occupational license information shall be provided prior to issuance of a building permit.

8. Indicate that a performance guaranty is on file in accordance with Section 4-1-N-22 of City Code.
9. Be signed by the permittee or their authorized agent, who may be required to submit evidence to indicate such authority.
10. Give such other data and information as required by the building official.

105.3.1 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. The building official may reject the application if:

1. The application or the construction documents do not conform to the requirements of pertinent laws;
2. There is a pending Notice of Violation or Notice to Appear issued pursuant to this code or pursuant to Article 3-5-H of the Lenexa City Code regarding the property identified on the application; or
3. The applicant or property owner has failed to appear in court with respect to any violation of the Lenexa City code.

If the application is rejected, the building official shall notify the applicant in writing and state 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.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 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 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 Connection to public sewer. No building permit shall be issued for any structure or building to be located within a legally created sewer district in the City in which sanitary sewage will, or may, originate until and unless the applicant, or their agent, has previously applied for and received from the sewer district, an outside sanitary sewer construction and connection permit as required by the rules and regulations of the sewer district.

Exception: The Director of Community Development, in its sole discretion, may issue a building permit prior to receipt of an outside sanitary sewer construction and connection permit.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

105.5 Expiration. It shall be unlawful for any person, firm, or corporation to allow a permit to expire after work has commenced. The permit will expire if the permit holder fails to pass a required building code related inspection in any 180-day period. All work is to be inspected per Section 110 of this code.

Exception:

1. Permits will remain valid for the time frames established by a Temporary Certificate of Occupancy (TCO).
2. For single family dwellings, duplexes, and townhouses, permits shall expire 2 years after issuance regardless of passing required building code related inspections.

3. The work authorized by a wrecking permit shall be commenced within 14 calendar days from the date of issuance of such permit or according to a schedule approved by the building official. Once commenced work shall be continuous until the work is completed. For the purpose of this Article, the term “continuous” shall mean the normal rate of progress in keeping with good demolition practices.

The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each when, in the sole discretion of the building official, it is determined that the extension of the permit and related construction work will not adversely impact the surrounding property. The extension shall be requested in writing.

105.5.1 Renewal of permit upon expiration. Once a permit has expired for any reason, the permit may not be renewed and work may not recommence until the payment in full of a new permit fee based upon the value of the work remaining to complete the project.

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit. The building permit or copy shall be kept on the site of the work and posted in a conspicuous place until completion of the project.

Section 4-8-A-5 CONSTRUCTION DOCUMENTS.

Section 107.2.1 of the International Building Code is hereby amended to read as follows:

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn on suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Upon request, a code footprint or code data sheet shall be provided to the fire or building official.

Section 4-8-A-6 PERMIT FEES.

Section 109 of the International Building Code is hereby amended to read as follows:

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by this code have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. All fees for each permit shall be paid as required. A fee schedule pertaining to said permit fees shall be adopted by ordinance, resolution or as otherwise permitted.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

109.4 Work commencing before permit issuance. When it is determined through an investigation that a person commenced any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, an investigation fee shall be required in addition to the required permit fees. The investigation fee shall be equal to the amount of the permit fee. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either this Code or the technical codes nor from any penalty prescribed by law.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Refunds. The building official may authorize refunds paid under the following circumstances: (1) Any fee paid which was erroneously paid or collected; or (2) A permit fee paid when no work has been done under a permit issued in accordance with this code provided the request is received within 180 days after the issuance of the permit.

Section 4-8-A-7 CERTIFICATE OF OCCUPANCY.

Section 111 of the International Building Code is hereby amended to read as follows:

111.1 Use and occupancy. No new building or structure shall be used or occupied, and no change in the existing occupancy classification of an existing building or structure or portion thereof shall be made, and no re-occupancy of existing buildings or tenant spaces shall occur until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall

not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: For single family dwellings, duplexes, townhomes, units within multi-family buildings, and work of a minor nature and work not directly related to occupancy, satisfactory approval of the final inspection of such work shall constitute compliance with the requirements of the Certificate of Occupancy, completion of work, and closure of the permit. This includes but is not limited to: plumbing, mechanical, and electrical modifications; fences; re-roofing; structural repairs; fire alarm and fire suppression systems; and residential projects including accessory structures, decks, room additions and remodels.

111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the City, the building official shall issue a certificate of occupancy ("CO"). CO's and temporary certificates of occupancy (TCO) shall be posted in a conspicuous place on the premises and shall not be removed except by the building official. The CO 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 for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

111.3 Temporary occupancy. The City may issue a temporary certificate of occupancy (TCO) before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely and taking into equal consideration other relevant factors such as, but not limited to, the following: the project's historical and current compliance with project-required elements; compliance with other code types such as zoning and stormwater; and the owner and/or contractor's history of compliance with code and project requirements. If, based on all of these factors, the City is not confident that the owner and/or contractor will complete all outstanding work covered by the permit in compliance with stipulations of a TCO, the City will not issue a TCO. The building official shall set a time period during which the TCO is valid. All buildings or structures or portions thereof subject to the provisions of this code, including single-family dwellings, duplexes, and townhouses, may receive a TCO, at the building official's sole discretion, as set forth herein.

111.3.1 Extensions. The building official is authorized to issue extensions of a TCO for an appropriate period of time. All extensions shall be left to the discretion of the building official based upon compliance with the conditions of the TCO, satisfactory progress towards completion of the work, and the impact on surrounding property.

111.3.2 Violations. When a temporary certificate of occupancy expires and the TCO conditions have not been resolved or completed according to the terms therein, further occupancy is prohibited and multiple code violations occur including, but not limited to, failing to comply with City approvals such as the technical and administrative requirements of the building permit and related building and construction standards.

111.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Section 4-8-A-8 BOARD OF APPEALS.

Section 113 of the International Building Code is hereby repealed and a new Section 113 added to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official or fire chief relative to the application and interpretation of the construction codes adopted in Chapter 4-8 of the Lenexa City Codes, there shall be and is hereby created a board of appeals. The Board of Appeals ("Board") shall be appointed by the governing body as set forth herein.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good

or better form of construction is proposed. The Board shall have no authority relative to interpretation of the administrative provisions of this Code nor shall the Board be empowered to waive requirements of either this Code or the technical codes including Chapter 4-8 of the Lenexa City Code.

113.3 Board Composition. The Board shall consist of five (5) members. Each member shall have at least ten years' experience and be a licensed professional engineer or architect; or a builder, superintendent of building construction, or an individual licensed in a trade. Not more than two members shall be from the same profession or occupation, and at least one member shall be licensed by the State of Kansas as a registered professional architect. At least one member shall be licensed by the State of Kansas as a professional engineer. The members of the Board are not required to be residents of the City.

113.4 Ex officio members. The Building Official shall be an ex officio member. The City Attorney, or a designee, shall attend all meetings held by the Board. The fire chief or designee shall be an ex officio member and attend at least all meetings which are pertinent to the enforcement of the Fire Code and Life Safety Code.

113.5 Appointment. Members of the Board shall be appointed by the Mayor, with the consent of the City Council. Members shall serve 3-year staggered terms, with no more than two terms expiring each year. The term of office shall commence on May 1 of the calendar year. On May 1, 2011, one member shall be appointed and serve until April 30, 2012, two members shall be appointed and serve until April 30, 2013; and two members shall be appointed and serve until April 30, 2014. Thereafter, all members shall be appointed to serve a term of three (3) years. Notwithstanding the foregoing, beginning January 1, 2018, the terms of all members shall commence on March 1 instead of May 1 and shall terminate three (3) years later on the last day of February. To transition to the new terms, beginning January 1, 2018, the terms of all members expiring in 2018, 2019, or 2020 shall be shortened two months to expire the last day in February instead of April 30 in the same year the term would have otherwise expired. Thereafter, the terms of office shall remain three years. Vacancies shall be filled by appointment for the unexpired term. Recommendations by the Mayor to fill any vacancy shall be made to the Council as soon as reasonably practicable after the effective date of such vacancy.

113.6 Compensation. Members shall serve without compensation.

113.7 Rules and Regulations. The Board shall adopt reasonable rules and regulations for its conduct as it may deem necessary to carry out the requirements of this Code.

113.8 Meetings. The Board shall establish meeting dates and times as needed and shall allow reasonable time for the hearing of appeals.

113.9 Conflict of Interest. All proceedings and votes shall be in accord with the City's Code of Ethics located in Article 1-6-H of the City Code.

113.10 Decisions. All decisions of the Board shall be by majority vote of the attending members; provided a quorum is present. A quorum shall consist of at least 3 members of the Board.

Section 4-8-A-9 VIOLATIONS.

Section 114 of the International Building Code is hereby amended to read as follows:

114.1 Unlawful acts. It shall be unlawful for any person, as defined by Section 202 of this Code, to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any conditions of the permit and the approved plans, or of the provisions of this code or any of the codes or provisions contained in Chapter 4-8 of the Lenexa City Code.

114.2 Notice of violation. When it is determined by the code official that there has been a violation of this code or the code official has probable cause to believe that a violation of this code has occurred, the code official is authorized to serve a notice of violation or order on the Code Offender responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of a permit, certificate of occupancy, or any provision of this code.

114.2.1 When required. A notice of violation shall not be required for second and subsequent violations of the same code provision by the same person within the following 12 months.

114.2.2 Contents of notice. Any notice of violation issued pursuant to this Section shall contain the following information:

1. The name and address of the Code Offender, unless reasonable efforts fail to produce this information;
2. The street address or description sufficient for identification of the building, structure, premises, or land upon or within which the alleged violation has occurred or is occurring;
3. A description of the alleged violation(s) and a reference to the provision(s) of the code that has allegedly been violated;
4. The required corrective action and a date by which the correction must be completed;

5. That each alleged violation of Chapter 4-8 may be punishable by a fine of not more than two thousand five hundred dollars (\$2,500.00), imprisonment for not more than one (1) year or both such fine and imprisonment;
6. That upon written request received by the City within ten (10) days of the notice of violation, the Code Offender may request a hearing before a designated hearing officer. The written request shall include the reason(s) that the Code Offender is relying upon to support their belief that no violation has occurred.

114.2.3 Extensions. The City may grant a request for an extension of the corrective action date identified in the notice of violation. If an extension is granted, the City shall document in writing the basis for and length of the extension.

114.2.4 Service. A notice of violation may be served upon the Code Offender by any one of the following means:

1. Personal service;
2. First-class, priority, or certified mail at the last known address of the Code Offender; or
3. Posting a copy of such notice in a conspicuous place on the affected building, structure, premises or land.

114.3 Violation hearing. Following issuance of a Notice of Violation, the Code Offender may request an administrative hearing on the issue of whether the building, structure, premises, or land are in violation of this code. Said request must be in writing, and must be received by the City within ten (10) days from the date of the notice of violation.

114.3.1 Hearing officer. The violation hearing shall be conducted by a hearing officer designated by the City Administrator.

114.3.2 Scope of the hearing. The scope of the hearing shall be limited to whether the decisions, actions, or findings of the code official were within the scope of their authority, supported by substantial competent evidence, and not arbitrary or capricious in nature. The hearing shall be informal and not subject to the rules of civil and/or criminal procedure.

114.3.3 Hearing officer's determination. The hearing officer shall make a determination as to whether the building, structure, premises or land is in violation of this code. If the building, structure, premises or land is in violation, the hearing officer shall have discretion to order a new date at which time the building, structure, premises or land must be brought into compliance to avoid prosecution and/or abatement proceedings.

114.4 Prosecution and abatement of violation. If the notice of violation is not complied with by the corrective action date, the building official is authorized to institute the appropriate proceeding at law or in equity, including, but not limited to, issuance of a Notice to Appear in Municipal Court, to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.5 Order to Abate. Upon determination by the City that a violation of this code constitutes a nuisance as provided in Article 3-5-C of the Lenexa City Code, the City may issue an order to abate in accordance with Section 3-5-H-7-C of the Lenexa City Code.

114.6 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed in Section 1-1-C-3 of the City Code. Each day that a violation continues shall be deemed a separate offense.

114.7 Substantial Compliance. It shall not be a defense to any prosecution or administrative action taken under this code that the Code Offender did not personally receive the notice of violation or order to abate, provided it was served in compliance with this code. Further, it shall not be a defense to any prosecution or administrative action taken under this code that a notice of violation or order to abate did not include all information required by this code, so long as it was in substantial compliance with this code.

114.8 Election. The City may elect to proceed under a notice of violation or under an order to abate; or the City may pursue both remedies simultaneously.

114.9 Emergency Abatement by City. If the City makes a determination that an emergency situation exists, the City may immediately use the enforcement and abatement powers and remedies available pursuant to the Lenexa City Code, including, but not limited to, immediate abatement. No other notification procedures are required as a prerequisite to any action taken in an emergency situation.

114.10 Abatement; Recovery Costs. Following any abatement performed by this in accordance with this code, the City shall give notice to the owner or agent by certified mail, return receipt requested, of the total cost of such abatement or removal incurred by the City, including any administrative costs. Such notice also shall state that payment of such costs is due and payable within (30) days following receipt of such notice. The City also may recover the cost of providing notice, including any postage, required by this Section. If such costs are not paid within the thirty (30) day period, the costs shall be collected in the manner provided by state law, or shall be assessed and charged against the lot or parcel of ground on which the nuisance was located. If the

costs are to be assessed, the City Clerk, at the time of certifying other city taxes to the county clerk, shall certify such costs, and the county clerk shall extend the same on the tax roll of the county against the lot or parcel of ground, and it shall be collected by the county treasurer and paid to the City as other city taxes are collected and paid. The City may pursue collection both by levying a special assessment and in the manner provided by state law, but only until the full cost and any applicable interest has been paid in full.

114.11 Alternative Remedies Available to City. Nothing in this Article shall affect, impair, preempt or preclude the rights of the City to pursue alternative or additional remedies available under state law or any other local law, code, or regulation.

114.12 Code Offender. When used in this section, the word "Code Offender" shall mean any person who owns, has an interest in and/or resides on property with an alleged violation of any conditions of a permit or approved plans, or of the provisions of this code or any of the codes or provisions contained in Chapter 4-8 of the Lenexa City Code, whether as owner, tenant, occupant, or otherwise, or any person who has contracted with or who was otherwise hired by any of the aforementioned for the purpose of performing work for which a permit is required pursuant to this code.

Section 4-8-A-10 ENFORCEMENT PROCESS FOR UNSAFE STRUCTURES AND EQUIPMENT.

Section 116 of the International Building Code is hereby repealed and a new Section 116 is added to read as follows:

116.1 Enforcement process for unsafe structures and equipment. Whenever the code official declares a structure, equipment, building system, or appurtenance as unsafe the process and administration for addressing the condition shall be governed by the provisions contained in the International Property Maintenance Code as adopted and amended.

Section 4-8-A-11 GROUP R-2 HOTEL AND MOTEL COOKING FACILITIES

Section 420.11 of the International Building Code is hereby added to read as follows:

420.11 Group R-1 and R-2 hotel and motel cooking facilities. Domestic cooking appliances within guest rooms of Group R-1 and R-2 hotels and motels shall be provided with timers limiting unattended operation to 175 minutes and protection in accordance with section 904.13.1.2 of the International Building Code as adopted and amended.

Exception: Coffee makers and microwaves are not required to comply with section 904.13.1.2 of the IBC as adopted and amended.

Section 4-8-A-12 STORM PROTECTION AREA REQUIRED.

Section 423.5 of the International Building Code is hereby added to read as follows:

423.5 Groups R-1, R-2, R-3, R-4, I-1, and I-2 occupancies. All Group R-1 R-2, R-3, R-4, I-1, and I-2 of any occupant load shall have a storm protection area constructed in accordance with ICC 500 or 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.

423.5.1 Required occupant capacity. The required occupant capacity of the storm protection area in all Group R-1, R-2, R-3, R-4, I-1, and I-2 occupancies shall be calculated as private dwellings per Table 403.3.1.1 per the International Mechanical Code as adopted and amended. Where approved by the code 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.

423.4.2 Location. Storm protection areas shall be located within the building they serve or shall be located so that the maximum distance of travel from the storm protection area to at least one exterior door of each building the storm shelter serves does not exceed 1,000 feet.

Section 403 of ICC 500 is hereby repealed in its entirety.

Section 4-8-A-13 BUILDING ADDRESS IDENTIFICATION.

Section 502 of the International Building Code is hereby repealed and a new section 502 is hereby added to read as follows:

502.1 Building Address identification. New and existing building address identification shall be posted in accordance with section 505.1 the International Fire Code as adopted and amended.

Section 4-8-A-14 FIRE AREAS.

Section 901.7 of the International Building Code is hereby amended to read as follows:

901.7 Fire Areas. Fire walls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic fire sprinkler system thresholds based on fire areas per Section 903.2. The most restrictive occupancy classification applied to automatic fire suppression system thresholds shall be applied to the entire building. Fire areas are permitted to be applied to determining allowable building height and area limits per Section 508.

Section 4-8-A-15 AUTOMATIC SPRINKLER SYSTEMS.

Section 903.1 of the International Building Code is hereby amended to read as follows:

[F] 903.1 General. Automatic sprinkler systems shall comply with this section.

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to an automatic sprinkler protection where recognized by the applicable standard and approved by the fire chief.

Section 903.2.10 of the International Building Code is hereby amended to read as follows:

[F] 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as an enclosed parking garage in accordance with Section 406.6 of the International Building Code where either of the following conditions exist:

1. Where the fire area of the enclosed parking garage exceeds 12,000 square feet.
2. Where the enclosed parking garage is located beneath other groups.

[F] 903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.

Section 903.2.13 of the International Building Code is hereby added to read as follows:

[F] 903.2.13. Occupancies over 12,000 square feet or more than one story. For all occupancies, an approved automatic fire extinguishing system shall be provided whenever the building has a total combined area of more than 12,000 square feet or is more than one-story.

Exceptions:

1. Open parking garages in compliance with items 1 through 7:
 - 1.1. Classified as an S-2 occupancy.
 - 1.2. Not more than two tiers of parking.
 - 1.3. Fire department personnel access is provided to over 40 percent of each tier uniformly distributed over opposing sides of the building.
 - 1.4. Fire department apparatus access is provided adjacent to fire department personnel access areas.

- 1.5. A standpipe system is provided in accordance with NFPA-14.
 - 1.6. The parking garage is not located beneath or within 20 feet of an adjacent structure or occupancies.
 - 1.7. Area of structure does not exceed 300,000 square feet.
2. One-family dwellings with more than one story that are being converted to a commercial use, provided any basement or story, other than the main level, does not exceed 1600 square feet and does not meet any other sprinkler requirement thresholds.
 3. Commercial buildings with a basement not exceeding 1000 square feet and does not meet any other sprinkler requirement thresholds.

Section 903.3.1.2.1 of the International Building Code is hereby amended to read as follows:

[F] 903.3.1.2.1 Balconies and Decks. Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units and sleeping units. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distances of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

Section 903.3.1.2.3 of the International Building Code is hereby amended to read as follows:

[F] 903.3.1.2.3 Attics. Attic protection shall be provided in all occupancies which are required to be protected by NFPA 13R systems.

Exception: Townhome attics.

Section 903.3.1.2.4 of the International Building Code is hereby added to read as follows:

[F] 903.3.1.2.4 Attached garages. Attached garages shall be provided with sprinkler protection.

Section 903.3.1.3 of the International Building Code is hereby amended to read as follows:

[F] 903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings, and townhomes; Group R-3; and Group R-4, Condition 1; shall be permitted to be installed throughout in accordance with NFPA 13D, and shall include sprinkler protection in attached garages.

Section 903.3.5.3 of the International Building Code is hereby added to read as follows:

[F] 903.3.5.3 Main control valves. Water supply lines for automatic sprinkler systems shall be provided with a control valve located on the riser. The valve shall be capable of isolating the underground fire service main from automatic sprinkler system.

[F] 903.3.5.3.1 Main control valve access. The main control valve shall be accessible. To be considered accessible, the valve shall be installed in a location that can be accessed without entering a residential unit and a clear space 3 feet by 3 feet by 7 feet high shall be provided in front of the valve. Access to the clear space shall be provided by an unobstructed aisle not less than 3 feet wide and 7 feet high. The valve shall be operable from the floor level.

Section 903.3.5.3 of the International Building Code is hereby added to read as follows:

[F] 903.3.5.3 Calculations. Hydraulic calculations in accordance with NFPA 13 shall be provided to demonstrate that the available water flow and pressure are adequate to supply all sprinklers installed in any single fire area with discharge densities corresponding to the hazard classification. The City of Lenexa requires a minimum safety factor of 5 psi. When calculating the water supply requirements for new installations, the minimum safety factor shall be deducted from the actual static and residual pressure. The actual flow calculation and minimum safety factor reduction calculation shall be shown on the hydraulic calculation sheets.

Exception: NFPA 13D systems (one- and two-family dwellings).

Section 903.4.2 of the International Building Code is hereby amended to read as follows:

[F] 903.4.2 Alarms. Approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

[F] 903.4.2.1 Occupant notification devices. Where an automatic fire sprinkler system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows:

1. Audible notification appliances shall be installed so as to be audible at 15 dBA above sound pressure level throughout the building.
2. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.

3. Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official.

Section 4-8-A-16 MONITORING ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.

Section 904.3.5 of the International Building Code is hereby amended to read as follows:

[F] 904.3.5 Monitoring. Alternative automatic fire extinguishing systems shall be monitored by a fire alarm system in accordance with NFPA 72.

Exception: Mobile Food Preparation Vehicles.

Section 4-8-A-17 PORTABLE FIRE EXTINGUISHERS.

Section 906 of the International Building Code is hereby repealed and a new Section 906 is hereby added to read as follows:

[F] 906.1 Where required. Portable fire extinguishers shall be installed in all new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 8 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 8 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C.
3. Within 30 feet distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
4. In areas where flammable or combustible liquids are stored, used or dispensed.
5. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1 of the International Fire Code as adopted and amended.
6. Where required by the sections indicated in Table 906.1.
7. Special-hazard areas, including but not limited to laboratories, computer rooms, laundry rooms and generator rooms, where required by the fire code official.

8. At each exit discharge on the egress level of Group R-2 occupancies.

Section 4-8-A-18 FIRE DEPARTMENT SUPPLY CONNECTIONS.

Section 912.3.1 of the International Building Code is hereby added to read as follows:

[F] 912.3.1 Fire department supply connection. All connections to supply fire sprinkler systems and/or standpipe systems shall be fitted with an approved four inch (4") Storz quick coupling connector.

Section 4-8-A-19 PHYSICAL SECURITY.

Section 1010.4 of the International Building Code is hereby added to read as follows:

1010.4.1 Purpose. The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

1010.4.1.1 Scope. The provisions of this Section shall apply to all new structures and to alterations, additions, and repairs as stipulated in the International Existing Building Code.

1010.4.2 Doors. Except for vehicular access doors, all swinging doors that provide access into dwelling units of residential buildings and attached garages, including the doors leading from the garage area into the dwelling unit, shall comply with Sections 1010.4.2.1 through 1010.4.2.5 for the type of door installed.

1010.4.2.1 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 (1-3/4") 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.

1010.4.2.2 Steel doors. Where installed, exterior steel doors shall be a minimum thickness of 24- gauge.

1010.4.2.3 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.

1010.4.2.4 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.

1010.4.2.5 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.
3. 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.
4. The surface mounted bolt assembly shall be installed at the base of the door.

1010.4.3 Door frames. The exterior door frames shall be installed prior to a rough-in inspection. Door frames shall comply with Sections 1010.4.3.1 through 1010.4.3.3 for the type of assembly installed.

1010.4.3.1 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.
2. Door frames, including those with sidelights shall be reinforced in accordance with ASTM F476-84 Grade 40.
3. 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.

1010.4.3.2 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.

1010.4.3.3 Door jambs. 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.

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.

1010.4.4 Door hardware. Exterior door hardware shall comply with Sections 1010.4.4.1 through 1010.4.4.5.

1010.4.4.1 Hinges. Hinges for exterior swinging doors 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.
2. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.
3. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

1010.4.4.2 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 Section 1010.4.4.5.

1010.4.4.3 Locks. Exterior doors shall be provided with a locking device complying with all of the following:

1. Single Cylinder Deadbolt shall have a minimum projection of one inch (1").
2. The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt.
3. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard.
4. Bolt assembly (bolt housing) unit shall be of single piece construction.

1010.4.4.4 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 180 degrees through windows or through view ports.

1010.4.4.5 Side lighted entry doors. Side light door units shall have framing of double stud construction or equivalent construction complying with Sections 1010.4.3.1, 1010.4.3.2, and 1010.4.3.3. 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 1010.4.3.1 and

1010.4.3.2. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

1010.4.5 Street numbers. Street numbers shall comply with Section 505 of the International Fire Code.

1010.4.6 Exterior lighting. Exterior lighting shall comply with Sections 1010.4.6.1 through 1010.4.6.2.

1010.4.6.1 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.

1010.4.6.2 Rear exterior lighting. Homes with windows or doors near ground level below 8 feet 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).

1010.4.7 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.

Section 4-8-A-20 STAIRWAY IDENTIFICATION SIGNAGE REQUIREMENTS.

Section 1023.9.1 of the International Building Code is hereby amended to read as follows:

1023.9.1 Signage requirements. Stairway identification signs shall comply with all of the following requirements:

1. The signs shall be a minimum size of 18 inches by 12 inches.
2. The letters designating the identification of the interior exit stairway and ramp shall be not less than 11 inches in height.
3. The number designating the floor level shall be not less than 5 inches in height and located in the center of the sign.
4. Other lettering and numbers shall be not less than 1 inch in height.

5. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.
6. Where signs required by Section 1023.9 are installed in the interior exit stairways and ramps of buildings subject to Section 1025, the signs shall be made of the same materials as required by Section 1025.4.
7. Signs shall be color coded or have colored borders as approved by the fire code official.

Section 4-8-A-21 ESTABLISHMENT OF FLOOD HAZARD AREAS.

Section 1612.3 of the International Building Code is hereby amended to read as follows:

1612.3 Establishment of Flood Hazard Areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for CITY OF LENEXA" dated AUGUST 3rd, 2009, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 4-8-A-22 ELEVATOR CERTIFICATES OF INSPECTION.

Section 3009 of the International Building Code is hereby added to read as follows:

3009.1 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator, or moving walk without a current certificate of inspection provided by a Qualified Elevator Inspector who is certified by the National Association of Elevator Safety Authorities or other similar certification from another nationally recognized organization.

Article 4-8-B INTERNATIONAL FIRE CODE

Section 4-8-B-1 INTERNATIONAL FIRE CODE ADOPTED.

The International Fire Code, 2018 Edition (sixth printing), including Appendices B, C, and D as amended, and H, I, K, and L published by the International Code Council, Inc., are hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

References within the Fire Code to the International Building Code is deemed to refer to the International Building Code as amended by the City and references within the Fire Code to the International Mechanical Code or International Plumbing Code are deemed to refer to the International Mechanical Code or the International Plumbing Code as amended by the City. Any NFPA Standard referenced in the 2018 edition of the International Fire Code shall use the most current edition of such NFPA standard.

At least one (1) copy of said International Fire Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-B-2 TITLE.

Section 101.1 of the International Fire Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code of the City of Lenexa*, hereinafter referred to as "this code."

Section 4-8-B-3 Construction Documents

Section 105.4.2 of the International Fire Code is hereby amended to read as follows:

105.4.2 Information on construction documents. Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official. Upon request, a code footprint shall be provided to the fire or building official in the municipality where the work is occurring.

Section 4-8-B-4 BOARD OF APPEALS.

Section 109 of the International Fire Code is hereby amended to read as follows:

109.1 Board of appeals established. Applications for appeals of orders, decisions or determinations made by the fire chief shall be made to the board of appeals as established in Section 4-8-A-7 of the Lenexa City Code.

109.2 Limitations on authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder has been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

Section 4-8-B-5 VIOLATIONS.

Section 110 of the International Fire Code is hereby amended to read as follows:

110.1 Violations. When it is determined by the code official that there has been a violation of this code or the fire chief or fire code official has probable cause to believe that a violation has occurred, the process and administration of violations shall be governed by the provisions contained in Section 4-8-A-8 of the Lenexa City Code.

Section 4-8-B-6. OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES.

Section 307 of the International Fire Code is hereby amended to read as follows:

307.1 Open Burning, Recreational Fires and Portable Outdoor Fireplaces. Open burning, recreational fires and the use of portable outdoor fireplaces shall be in accordance with Article 3-5-D of the Lenexa City Code.

Section 4-8-B-7. OPEN-FLAME COOKING DEVICES

Section 308.1.4 of the International Fire Code is hereby amended to read as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be stored or operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. Cooking devices associated with one- and two-family dwellings and townhomes.
2. Other than one and two family dwellings and townhomes, where buildings, balconies, and decks are protected by an automatic sprinkler system, only gas cooking devices are allowed.

Section 4-8-B-8. BURNING OBJECTS

Section 310.7 of the International Fire Code is hereby amended to read as follows:

310.7 Burning objects. Lighted matches, cigarettes, cigars or other burning object shall not be discarded in such a manner that could cause ignition of other combustible material.

310.7.1 Smoking receptacles required. Owners of commercial and multi-family properties, where smoking is permitted, shall be responsible for providing and

maintaining non-combustible receptacles specifically designed for the collection of discarded smoking materials.

Section 4-8-B-9. MOBILE FOOD PREPARATION VEHICLES

Section 319 of the International Fire Code is hereby amended to read as follows:

319.1 General. Mobile food preparation vehicles that are equipped with any appliances that produce smoke or grease-laden vapors shall comply with this section and the 2021 Edition of NFPA 1 Chapter 50.

Section 4-8-B-10 FIRE APPARATUS ACCESS ROADS.

Section 503.1.4 of the International Fire Code is hereby added to read as follows:

503.1.4 Supplemental access road requirements. Fire apparatus access roads shall comply with the requirements of Appendix D as amended in addition to the requirements in this section.

Section 503.6 of the International Fire Code is hereby amended to read as follows:

503.6 Security Gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation with a secondary means of operation in the event of failure of the primary operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

Section 4-8-B-11 ADDRESS IDENTIFICATION.

Section 505.1 of the International Fire Code is hereby amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification shall also be placed in a position that is visible from the rear of the building. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall not be spelled out. Each character shall be a minimum of 5 inches high with a minimum stroke width of 0.5 inch. Where required by the fire code official, address

identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Exceptions: For one and two-family dwellings and townhomes, the building numbers shall be at least 4 inches in height, or larger where required by the fire code official to be legible from the street even in darkness and inclement weather and are not required to be visible from the rear of the building

505.1.1 Buildings with multiple exterior doors. Where buildings or tenant spaces have multiple exterior doors additional address numbers shall be displayed as directed by the Fire Department.

Exception: Individual dwelling units.

505.1.2 Numbers Displayed; Buildings Under Construction. Where a building number is assigned, upon issuance of a building permit, such number shall be posted in a conspicuous place on the front part of the lot before work on such building is commenced.

Section 4-8-B-12 KEY BOXES.

Section 506 of the International Fire Code is hereby amended to read as follows:

506.1 When required. Where access to or within a new or existing structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved accessible location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain access as required by the fire code official. Approved key boxes are required to be installed on any building that has a fire alarm system and/or a fire sprinkler system that is monitored by an approved central station.

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers where required by the fire code official.

506.1.2 Key boxes for nonstandardized fire service elevator keys. Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.
2. The front cover shall be permanently labeled with the words "Fire Department Use Only—Elevator Keys."

3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches above the finished floor and within 10 feet of the elevator bank. The mounting location shall not be visually obstructed.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted where authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet. Additional key boxes shall be provided for each individual elevator or elevator bank by more than 30 feet.

506.2 Key box maintenance. The key box shall be maintained in working order by the operator of the building. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Section 4-8-B-13 FIRE PROTECTION WATER SUPPLIES.

Section 507.5.1 of the International Fire Code is hereby amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, the distance requirement shall be 500 feet.

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a sprinkler or standpipe system installed in accordance with Section 903 or 905 shall have a fire hydrant within 100 feet of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

Section 507.5.3 of the International Fire Code is hereby amended to read as follows:

507.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants of all types: Shall be painted red, inspected annually and after each operation; flow test and maintenance annually. Private hydrants shall be identified in accordance with Chapter 5 of NFPA 291 as required by the Fire Code Official.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

Records of inspections, testing and maintenance shall be maintained.

Section 4-8-B-14 FIRE PROTECTION AND LIFE SAFETY SYSTEMS.

Section 901.4.3 of the International Fire Code is hereby amended to read as follows:

901.4.3 Fire walls. Fire walls, fire barriers, party walls, and horizontal assemblies shall not be used to determine automatic sprinkler system thresholds based on fire areas per section 903.2. The most restrictive occupancy classification applied to automatic fire suppression system thresholds shall be applied to the entire building. Fire areas are permitted to be considered when determining allowable building height and area limits per section 508 of the International Building Code as adopted and amended.

Section 901.7.4 of the International Fire Code is hereby amended to read as follows:

901.7.4 Preplanned impairment programs. Preplanned impairments shall be authorized by the impairment coordinator. Before authorization is given, a designated individual shall be responsible for verifying that all of the following procedures have been implemented:

1. The extent and expected duration of the impairment have been determined.
2. The areas or buildings involved have been inspected and the increased risks determined.
3. Recommendations have been submitted to management or the building owner/manager.
4. The fire department has been notified.

5. The insurance carrier, the alarm company, the building owner/manager and other authorities having jurisdiction have been notified.
6. The supervisors in the areas to be affected have been notified.
7. A tag impairment system has been implemented.
8. Necessary tools and materials have been assembled on the impairment site.
9. Documentation of fire watch log shall be submitted to the fire code official when requested.

Section 903.1 of the International Fire Code is hereby amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to an automatic sprinkler protection where recognized by the applicable standard and approved by the fire chief.

Section 903.2.10 of the International Fire Code is hereby amended to read as follows:

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as an enclosed parking garage in accordance with Section 406.6 of the International Building Code where either of the following conditions exist:

1. Where the fire area of the enclosed parking garage exceeds 12,000 square feet.
2. Where the enclosed parking garage is located beneath other groups.

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.

Section 903.2.13 of the International Fire Code is hereby added to read as follows:

903.2.13 Occupancies over 12,000 square feet or more than one story. For all occupancies an approved automatic fire extinguishing system shall be provided whenever the building has a total combined building area of more than 12,000 square feet or is more than one story.

Exceptions:

1. Open parking garages in compliance with the following:
 - 1.1. Classified as an S-2 occupancy;
 - 1.2. Not more than two tiers of parking;

- 1.3. Fire department personnel access is provided to over 40 percent (40%) of each tier uniformly distributed over opposing sides of the building;
 - 1.4. Fire department apparatus access is provided adjacent to the fire department personnel access areas;
 - 1.5. A standpipe system is provided in accordance with NFPA-14;
 - 1.6. The parking garage is not located beneath or within twenty-six (26') feet of an adjacent structure or occupancies; and
 - 1.7. Area of structure does not exceed 300,000 square feet.
2. One-family dwellings with more than one story that are being converted to a commercial use, provided any basement or story, other than the main level, does not exceed 1600 square feet and does not meet any other sprinkler requirement thresholds.
 3. Commercial buildings with a basement not exceeding 1000 square feet and does not meet any other sprinkler requirement thresholds.

Section 903.3.1.2.1 of the International Fire Code is hereby amended to read as follows:

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units and sleeping units. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distances of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

Section 903.3.1.2.3 of the International Fire Code is hereby amended to read as follows:

903.3.1.2.3 Attics. Attic protection shall be provided in all occupancies which are required to be protected by NFPA 13R systems.

Exception: Townhome attics shall not require attic protection.

Section 903.3.1.2.4 of the International Fire Code is hereby added to read as follows:

903.3.1.2.4 Attached garages: Attached garages shall be provided with sprinkler protection.

Section 903.3.1.3 of the International Fire Code is hereby amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; and Group R4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, to include sprinkler protection in attached garages.

Section 903.3.5.3 of the International Fire Code is hereby added to read as follows:

903.3.5.3 Main control valves. Water supply lines for automatic sprinkler systems shall be provided with a control valve located on the riser. The valve shall be capable of isolating the underground fire service main from automatic sprinkler system.

903.3.5.3.1 Main control valve access. The main control valve shall be accessible. To be considered accessible, the valve shall be installed in a location that can be accessed without entering a residential unit and a clear space 3 feet by 3 feet by 7 feet high shall be provided in front of the valve. Access to the clear space shall be provided by an unobstructed aisle not less than 3 feet wide and 7 feet high. The valve shall be operable from the floor level.

Section 903.3.5.4 of the International Fire Code is hereby added to read as follows:

903.3.5.4 Calculations. Hydraulic calculations in accordance with NFPA 13 shall be provided to demonstrate that the available water flow and pressure are adequate to supply all sprinklers installed in any single fire area with discharge densities corresponding to the hazard classification. The City of Lenexa requires a minimum safety factor of 5 psi. When calculating the water supply requirements for new installations, the minimum safety factor shall be deducted from the actual static and residual pressure. The actual flow calculation and minimum safety factor reduction calculation shall be shown on the hydraulic calculation sheets.

Exception: NFPA 13D systems (one- and two-family dwellings).

Section 903.4.2 of the International Fire Code is hereby amended to read as follows:

903.4.2 Alarms. An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.2.1 Occupant notification devices. Where an automatic fire sprinkler system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows:

1. Audible notification appliances shall be installed so as to be audible at 15 dBa above sound pressure level throughout the building.
2. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.

3. Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official.

Section 904.3.5 of the International Fire Code is hereby amended to read as follows:

904.3.5 Monitoring. Automatic fire-extinguishing systems shall be monitored by a fire alarm system in accordance with NFPA 72.

Exception: Mobile food preparation vehicles.

Section 906.1 of the International Fire Code is hereby amended to read as follows:

906.1 Where Required. Portable fire extinguishers shall be installed in all new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 8 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 8 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C.
3. Within 30 feet distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
4. In areas where flammable or combustible liquids are stored, used or dispensed.
5. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1.
6. Where required by the sections indicated in Table 906.1.
7. Special-hazard areas, including but not limited to laboratories, computer rooms, laundry rooms and generator rooms, where required by the fire code official.
8. At each exit discharge serving more than one dwelling unit of Group R-2 occupancies.

Section 912.3.1 of the International Building Code is hereby added to read as follows:

[F] 912.3.1 Fire department supply connection. All connections to supply fire sprinkler systems and/or standpipe systems shall be fitted with an approved four inch (4") Storz quick coupling connector.

Section 4-8-B-15 STAIRWAY IDENTIFICATION SIGNAGE REQUIREMENTS.

Section 1023.9.1 of the International Fire Code is hereby amended to read as follows:

1023.9.1 Signage requirements. Stairway identification signs shall comply with all of the following requirements:

1. The signs shall be a minimum size of 18 inches by 12 inches.
2. The letters designating the identification of the interior exit stairway and ramp shall be not less than 11 inches in height.
3. The number designating the floor level shall be not less than 5 inches in height and located in the center of the sign.
4. Other lettering and numbers shall be not less than 1 inch in height.
5. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.
6. Where signs required by Section 1023.9 are installed in the interior exit stairways and ramps of buildings subject to Section 1025, the signs shall be made of the same materials as required by Section 1025.4.
7. Signs shall be color coded or have colored borders as approved by the fire code official.

Section 4-8-B-16 SPRINKLER SYSTEMS.

Section 1103.5.1 of the International Fire Code is hereby amended to read as follows:

1103.5.1 Group A-2. Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. The automatic sprinkler system shall be installed on or before April 1, 2028.

Section 4-8-B-17 ACCESS FOR FIRE FIGHTING.

Section 3310.1 of the International Fire Code is hereby amended to read as follows:

3310.1 Required access. Approved vehicle access for fire fighting and emergency responses shall be provided to all construction and demolition sites. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Asphalt or concrete roadways shall be used for combustible construction. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

Section 4-8-B-18 REQUIRED FIRE FLOW FOR BUILDINGS – APPENDIX B.

Table B105.2 of the International Fire Code is hereby amended to read as follows:

Table B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES		
AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the International Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate.
Section 903.3.1.2 of the International Fire Code	50% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate.

For S1: 1 gallon per minute = 3.785 L/m.

a. The reduced fire flow shall be not less than 1,000 gallons per minute.

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

Section 4-8-B-19 FIRE HYDRANT LOCATIONS AND DISTRIBUTION -APPENDIX C.

Section C103.4 of the International Fire Code is hereby added to read as follows:

C103.4 Hydrant spacing for Fire Department Connections. A fire hydrant shall be located within 100' of all Fire Department Connections.

Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

Section 4-8-B-20 FIRE HYDRANT LOCATIONS AND DISTRIBUTION -APPENDIX C.

Section D107.1 of Appendix D of the International Fire Code is hereby added to read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 50 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Article 4-8-C INTERNATIONAL RESIDENTIAL CODE

Section 4-8-C-1 INTERNATIONAL RESIDENTIAL CODE ADOPTED.

The International Residential Code, 2018 Edition (fourth printing), including Appendixes C, G, H, K, P and Q as published by the International Code Council, Inc., and the International Code Council, Inc., 4051 West Flossmoor, Country Club Hills, IL 60478-5975, hereafter referred to as the Residential Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least than one (1) copy of said International Residential Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-C-2 SCOPE AND ADMINISTRATION.

Section R101.1 of the International Residential Code is hereby amended to read as follows:

R101.1 Title. These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Lenexa, Kansas, hereinafter referred to as "this code." administration of permits shall be governed by the provisions contained in the International Building Code as adopted by the City of Lenexa.

Section R101.2 of the International Residential Code is hereby amended to read as follows:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two- family dwellings and townhouses 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.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with a fire sprinkler system in accordance with the International Building Code as adopted and amended by the City of Lenexa:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

R101.2.1 Child Daycare Homes. The provisions of this code shall apply to the use and occupancy of child daycare homes, 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. Child daycare operations are in compliance with applicable State licensing programs;
2. Approved fire extinguishers provided;
3. Approved flashlights provided;
4. approved secondary means of egress doors including with landings and stairs from any story used for care;
5. The smoke alarm and CO detection systems comply with requirements for new construction; and

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

Section R105 of the International Residential Code is hereby repealed and a new R105 is added to read as follows:

R105.1 Permits. The administration of permits shall be governed by the provisions contained in the International Building Code as adopted and amended by the City of Lenexa in Section 4-8-A-4 of the Lenexa City Code.

Section R110 of the International Residential Code is hereby repealed and a new Section R110 added to read as follows:

R110.1 Certificate of Occupancy. The administration of Certificates of Occupancy shall be governed by the provisions contained in the International Building Code as adopted and amended by the City of Lenexa in Section 4-8-A-6 of the Lenexa City Code.

Section R112 of the International Residential Code is hereby repealed and a new Section R112 added to read as follows:

R112.1 Board of Appeals. Appeals to orders, decisions, or determinations by the building official relative to the application and interpretation of this code shall be governed by the provisions contained in Section 4-8-A-7 of the Lenexa City Code.

Section R113 of the International Residential Code is hereby repealed and a new Section R113 added to read as follows:

R113.1 Violations. When it is determined by the code official that there has been a violation of this code or the code official has probable cause to believe that a violation has occurred, the process and administration of violations shall be governed by the provisions contained in Section 4-8-A-8 of the Lenexa City Code.

Section R115 of the International Residential Code is hereby added to read as follows:

R115.1 Unsafe structures, installations and equipment. Whenever the code official declares a structure, equipment, building system, or appurtenance as unsafe the process and administration for addressing the condition shall be governed by the provisions contained in in the International Property Maintenance Code as adopted and amended by the City of Lenexa.

Section 4-8-C-3 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

Table No. R301.2(1) of Section R301.2.1 of the International Residential Code is hereby repealed and a new Table No. R301.2(1) is added to read as follows:

Table R301.2.(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA							
Ground Snow Load ^o	Wind Design				Seismic Category ^f	Design	
	Speed ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m			
20	115	No	No	No	A		
Subject to Damage From			Winter Design Temp ^e	Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean annual Temp ^j
Weathering ^a	Frost Line Depth ^b	Termite ^c					
Severe	36"	Yes	6°F	Yes	--	1000	55°F

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 (i.e., "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. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth 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(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 2018 International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect 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 the currently effective FIRMs and FBFMs, or other flood hazard map adopted by the authority having jurisdiction, as may be amended.
- h. In accordance with Sections R905.1.2, 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 <https://www.ncdc.noaa.gov/sites/default/files/attachments/Air-Freezing-Index-Return-Periods-and-Associated-Probabilities.pdf>
- 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 <https://www.ncdc.noaa.gov/sites/default/files/attachments/Air-Freezing-Index-Return-Periods-and-Associated-Probabilities.pdf>
- k. In accordance with Section R301.2.1.5, where there is a 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 wind-borne 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 table using the Ground Snow Loads in Figure R301.2 (6).

Section 4-8-C-4 TWO-FAMILY DWELLING SEPARATION.

Section R302.3 of the International Residential Code is hereby repealed and a new section R302.3 added 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 this code.

Section 4-8-C-5 MECHANICAL VENTILATION.

Section R303.4 of the International Residential Code is hereby repealed and a new section R303.4 added to read as follows:

R303.4 Mechanical Ventilation. Where the air infiltration rate of a dwelling unit is less than three (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 ventilation in accordance with Section M1505.4.

Section 4-8-C-6 TEMPORARY TOILET FACILITIES.

Section R306.5 of the International Residential Code is hereby added to read as follows:

R306.5 Temporary toilet facilities at new single-family dwellings. Temporary toilet facilities shall be provided within 500 feet (measured from the property line adjacent to the street for platted subdivisions along the public 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 to verify the availability of toilet facilities. The temporary toilet facilities on the site shall be removed prior to issuance of a Temporary Certificate of Occupancy.

Section 4-8-C-7 RESIDENTIAL DRIVEWAYS.

Section R309.6 of the International Residential Code is hereby added to read as follows:

R309.6 Residential driveways. Residential concrete and asphalt driveway slabs shall be a minimum of 4-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 4-8-C-8 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS.

Section R313 of the International Residential Code is hereby amended to read as follows:

R313.1 Townhouse Automatic Fire Sprinkler Systems: An approved automatic fire sprinkler system in accordance with the International Building Code as adopted and amended by the City of Lenexa shall be installed in new townhouses consisting of three or more connected dwellings.

Exception: An automatic 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.

Section 4-8-C-10 EXISTING BUILDINGS, SMOKE ALARMS REQUIRED

Section R314.2.3 of the International Residential Code is hereby amended to read as follows:

R314.2.3 Existing Buildings. All one- and two-family dwellings and townhouses which are licensed pursuant to the Residential Rental Licensing provisions set forth in Chapter 2-16 of the Lenexa City Code shall be equipped with smoke alarms as required by this code for new construction.

Section 4-8-C-9 EXISTING BUILDINGS, CARBON MONOXIDE ALARMS REQUIRED

Section R315.2.3 of the International Residential Code is hereby amended to read as follows:

R315.2.3 Existing Buildings. All one- and two-family dwellings and townhouses which are licensed pursuant to the Residential Rental Licensing provisions set forth in Chapter 2-16 of the Lenexa City Code shall be equipped with carbon monoxide alarms as required by this code for new construction.

Section 4-8-C-10 BUILDING ADDRESSES.

Section R319 of the International Residential Code is hereby repealed and new Section R319 added to read as follows:

R319.1 Premises identification. Building address identification on all one- and two-family dwellings and townhouses shall be posted on the dwelling in accordance with section 505.1 of the International Fire Code as adopted and amended.

Section 4-8-C-11 STORM PROTECTION AREA REQUIRED.

Section R323 of the International Residential Code is hereby repealed and a new section R323 is hereby added to read as follows:

R323.1 Storm protection area required. All new one- and two-family dwellings and townhouses shall contain a storm protection area meeting the standards set forth for Group R occupancies in accordance with the International Building Code as adopted and amended.

Section 4-8-C-12 PHYSICAL SECURITY.

Section R328 of the International Residential Code is hereby repealed and a new Section R328 added to read as follows:

R328.1 Purpose. The purpose of this Section is to establish minimum standards that incorporate physical security to make dwelling units resistant to unlawful entry.

R328.1.1 Scope. The provisions of this Section shall apply to all new structures and to alterations, additions, and repairs as stipulated in the International Existing Building Code.

R328.2 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 R328.2.1 through R328.2.5 for the type of door installed.

R328.2.1 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 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.

R328.2.2 Steel doors. Where installed, exterior steel doors shall be a minimum thickness of 24 gauge.

R328.2.3 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.

R328.2.4 Double 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.
3. Metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frames exterior surface.
4. The surface mounted bolt assembly shall be installed at the base of the door.

R328.3 Door frames. The exterior door frames shall be installed prior to a rough-in inspection. Door frames shall comply with Sections R328.3.1 through R328.3.3 for the type of assembly installed.

R328.3.1 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.
2. Door frames, including those with sidelights shall be reinforced in accordance with ASTM F476-84 Grade 40.
3. 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.

R328.3.2 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.

R328.3.3 Door jambs. 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.

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.

R328.4 Door hardware. Exterior door hardware shall comply with Sections R328.4.1 through R328.4.5.

R328.4.1 Hinges. Hinges for exterior swinging doors 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.
2. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.
3. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

R328.4.2 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 Section R328.4.5.

R328.4.3 Locks. Exterior doors shall be provided with a locking device complying with all of the following:

1. Single Cylinder Deadbolt shall have a minimum projection of one inch (1").
2. The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt.
3. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard.
4. Bolt assembly (bolt housing) unit shall be of single piece construction.

R328.4.4 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 180 degrees through windows or through view ports.

R328.4.5 Side lighted entry doors. Side light door units shall have framing of double stud construction or equivalent construction complying with Section R328.3.1, R328.3.2 and R328.3.3. 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 R328.3.1 and R328.3.2. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

R328.5 Street numbers. Street numbers shall comply with Section R321.

R328.6 Exterior Lighting. Exterior lighting shall comply with Sections R328.6.1 through R328.6.2.

R328.6.1 Front and street side exterior lighting. All front and street side door entrances shall be protected with a minimum of one light outlet having a minimum of sixty (60) watts of lighting (energy efficient equivalent).

R328.6.2 Rear exterior lighting. Homes with windows or doors near ground level between eight feet (8') on the rear side of the house shall be equipped with a minimum of one light outlets having 100 watt (or energy efficient equivalent).

R328.7 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.

Section 4-8-C-13 CONTINUOUS FOOTING REINFORCEMENT.

Section R403.1.1.1 of the International Residential Code is hereby added to 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 no. 4 bars, uniformly spaced, located a minimum of 3 inches clear from the bottom of the footing.

Section 4-8-C-14 COLUMN PADS.

Section R403.1.1.2 of the International Residential Code is hereby added to read as follows:

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

Section 4-8-C-15 FOUNDATION ANCHORAGE.

Section R403.1.6.2 of the International Residential Code is hereby added to read as follows:

R403.1.6.2 Anchor bolt spacing. The spacing of anchor bolts shall be a maximum of 3'-0 on center. Where a foundation design is utilized in accordance with section R404.1.1 of this code the location of the anchor bolts shall be specified.

Section 4-8-C-16 FOUNDATION DESIGN REQUIRED.

Section R404.1.1 of the International Residential Code is hereby amended to read as follows:

R404.1.1 Design required. A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundations when any of the conditions listed below exist. Where applicable, a standard design approved by the building official may be used in lieu of a design from the design professional. For new buildings and additions where standard designs approved by the City are used, the design professional sealing the plans shall specify the use of those designs on the approved plans or through a separate report.

1. Walls are subject to hydrostatic pressure from ground water.
2. Walls supporting more than 48 inches 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 4-8-C-17 RETAINING WALLS.

Section R404.4 of the International Residential Code is hereby amended to read as follows:

R404.4 Retaining walls. Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against later sliding and overturning.

Section 4-8-C-18 WATER DISCHARGE.

Section R405.1.2 of the International Residential Code is hereby added to read as follows:

R405.1.2 Water discharge. Roof water and water from intermittent sources such as discharges from sump pumps, foundation drains, gutters, downspouts, and similar sources shall not discharge closer than four (4) feet from any adjoining property line.

Section 4-8-C-19 CONCRETE FLOORS - DESIGN REQUIRED.

Section 506.2.5 of the International Residential Code is hereby added to read as follows:

R506.2.5 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. Where applicable, a standard design approved by the City may be used in lieu of a design from the design professional.

Section 4-8-C-20 CONCRETE FLOORS - SLAB ISOLATION.

Section R506.2.6 of the International Residential Code is hereby added to read as follows:

R506.2.6 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 joints are not required within six inches (6") of the exterior walls.

Section 4-8-C-21 DRILLING AND NOTCHING OF TOP PLATE.

Section R602.6.1 of the International Residential Code is hereby amended to read as follows:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than fifty percent (50%) of its width, a galvanized metal tie not less than 0.054 inch thick (16 ga) and one and one-half inches (1½") wide shall be fastened across and to the plate at each side of the opening with not less than four 10d (0.148 inch diameter) nails having a minimum length of one and one-half

inches (1½”) at each side or equivalent. The metal tie must extend a minimum of six inches (6”) past the opening. See Figure R602.6.1.

Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

Section 4-8-C-22 COMPLIANCE.

Section N1101.13 the International Residential Code is hereby repealed and a new Section N1101.13 is hereby added to read as follows:

N1101.13 Compliance. Projects shall comply with one of the following:

1. Sections N1101.14 through N1104.
2. Section N1105 and the provisions of Sections N1101.14 through N1104 indicated as “mandatory.”
3. The energy rating index (ERI) approach in Section N1106.

N1101.13.1 Home energy rating system. The permit applicant of record shall elect which compliance path will be followed at the time permit application is made. The ERI Index rating option can be met by constructing a residence that scores 80 or less on the HERS Index. All HERS ratings shall be performed by a rater accredited by the Residential Energy Services Network (RESNET/ICC). The final HERS Certificate which indicates that the dwelling unit achieved a compliant HERS Index score must be submitted to the City before issuance of a Certificate of Occupancy. The final HERS certificate shall identify the project address, and include the HERS raters name and contact information.

Exception: Equivalent ERI ratings as approved by the Code Official.

Section 4-8-C-23 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT.

Table N1102.1.2 of the International Residential Code is hereby amended to read as follows:

Table N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT ^a										
Climate zone	Fenestration U-factor ^b	Skylight U-factor ^b	Glazed Fenestration SHGC ^b	Ceiling ^g R-value	Wood Frame Wall R-value	Mass Wall R-Value ^f	Floor R-Value	Basement Wall R-value ^c	Slab ^d R-Value & Depth	Crawl Space ^e Wall R-Value
4	0.32	0.55	0.40	49	13	8/13	19	10/13	NR	10/13

- 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. R-5 shall be added to the required slab edge R-values for heated slabs.
- e. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- f. 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 4-8-C-24 TESTING (MANDATORY).

Section N1102.4.1.2 of the International Residential Code is hereby amended to read as follows:

N1102.4.1.2 Testing. Where required by the code official, the building or dwelling unit shall be tested and verified as having an air leakage rate 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). 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 Code 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 4-8-C-25 ROOM CONTAINING FUEL BURNING APPLIANCES (MANDATORY).

Section N1102.4.4 of the International Residential Code is hereby amended to read as follows:

N1102.4.4 Rooms containing fuel-burning appliances. Where open combustion air ducts provide combustion air from the exterior or unconditioned spaces to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to an R-value of not less than R-8. For the purpose of this section, unfinished basements included in a whole-house ERI compliance analysis are considered conditioned space.

Section 4-8-C-26 SYSTEMS.

Section N1103.3.3 of the International Residential Code is hereby amended to read as follows:

N1103.3.3 Duct testing. 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 per 100 square feet 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 per 100 square feet 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 per 100 square feet 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 N1103.3.5 of the International Residential Code is hereby amended to read as follows:

N1103.3.5 Building cavities (mandatory). Building framing cavities shall be permitted to be used as return air ducts or plenums.

Section N1103.5.1.1 of the International Residential Code is hereby amended to read as follows:

N1103.5.1.1 Circulation Systems. Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be a dedicated return pipe or a cold water supply pipe. Gravity and thermosyphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for hot water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

Exception: Where approved by the code official alternate methods for hot water circulation can be accepted.

Section 4-8-C-27 ELECTRIC POWER AND LIGHTING SYSTEMS.

Section N1104 of the International Residential Code is hereby deleted.

Section 4-8-C-28 ERI-BASED COMPLIANCE.

Section N1106.4 of the International Residential Code 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 4-8-C-29 TESTING RESPONSIBILTIIY OF PERMITTEE.

Section P2503.3 of the International Residential Code is hereby amended to read as follows:

P2503.3 Responsibility of permittee. The permit holder shall make the applicable test prescribed in Section 2503.5 through Section 2503.8 to determine compliance with the provisions of this Code.

Section 4-8-C-30 SEWER INSTALLATION.

Section P2603.5.1 of the International Residential Code is hereby amended to read as follows:

P2603.5.1 Building sewers. Building sewers shall be installed as required by the appropriate authority having jurisdiction.

Section 4-8-C-31 OUTDOOR OUTLETS.

Section E3901.7 of the International Residential Code is hereby amended to read as follows:

E3901.7 Outdoor outlets. Not less than one receptacle outlet that is readily accessible from grade level and located not more than six feet, six inches (6'6") above grade, shall be installed outdoors at the front and back of each dwelling unit having direct access to grade level. Balconies, decks, and porches that are accessible from inside of the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall be located not more than six feet, six inches (6'6") above the balcony, deck, or porch surface.

Exception: Balconies, decks, and porches with a floor area of less than nine square feet.

Section 4-8-C-32 GARAGE, BASEMENT, AND ACCESSORY STRUCTURE RECEPTACLES.

Section E3902.2 of the International Residential Code is hereby amended to read as follows:

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

Exception:

1. A dedicated receptacle supplying a permanently installed fire alarm or security alarm system.
2. A dedicated receptacle supplying a sump pump.
3. A dedicated receptacle supplying a refrigerator or freezer.
4. A dedicated receptacle supplying a garage door opener.

Section 4-8-C-33 UNFINISHED BASEMENT RECEPTACLES.

Section E3902.5 of the International Residential Code is hereby deleted.

Article 4-8-D INTERNATIONAL PROPERTY MAINTENANCE CODE

Section 4-8-D-1 INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED.

The International Property Maintenance Code, 2018 Edition (second printing), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, hereafter referred to as the Property Maintenance Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said Property Maintenance Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-D-2 GENERAL.

Section 101.1 of the International Property Maintenance Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Lenexa, Kansas herein after referred to as "this code."

Section 101.2 of the International Property Maintenance Code is hereby amended to read as follows:

101.2 Scope. The City Council finds that there exists within the City conditions of structures and lands which are dangerous or injurious to the health, safety or general welfare of the occupants of such structures and lands or other residents of the City or which have a blighting influence on the properties in the area. Such conditions include the following, without limitation: defects therein increasing the hazards of fire, accident or other calamities; dilapidation; disrepair; structure defects; uncleanliness; overcrowding; inadequate ingress and egress; dead and dying trees, limbs or other unsightly natural growth and unsightly appearances that constitute a blight to adjoining property, the neighborhood or the City; walls, sidings or exteriors of a quality and appearance not commensurate with the character of the properties in the neighborhood; unsightly stored or parked material, equipment, supplies and machinery and vermin infestation; inadequate drainage; or any violation of health, fire, building or any other laws or regulations relating to the use of land and the use and occupancy of the buildings and improvements. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for property, premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

Section 4-8-D-3 APPLICATION OF OTHER CODES.

Section 102.3 of the International Property Maintenance Code is hereby amended to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code, International Swimming Pool and Spa Code and NFPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of Title 3 or Title 4 of the Lenexa City Code.

Section 4-8-D-4 INSPECTIONS, TECHNICAL ASSISTANCE AND REPORTING

Section 104.2 of the International Property Maintenance Code is hereby amended to read as follows:

104.2 Inspections.

The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as

deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

104.2.1 Technical Assistance. Where the code official finds evidence of conditions potentially harmful to building occupants, including, but not limited to, vermin infestation, uncleanness, elevated mold levels or structural defects, the code official is authorized to require the *owner* or owner's authorized agent to provide, without charge to the jurisdiction, a technical opinion and report prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the *code official*. The technical opinion and report shall analyze the design, operation, or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional where applicable.

104.2.2 Mandatory Reporting. Where an approved agency or individual performs an inspection required by this section, the approved agent or individual shall provide the inspection report, the code official in writing within ten (10) days or as otherwise determined by the code official.

Section 4-8-D-5 VIOLATIONS.

Section 106 of the International Property Maintenance Code is hereby repealed and a new Section 106 is added to read as follows:

106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Violations. The administration of violations shall be governed by the provisions contained in Article 3-5-H of the Lenexa City Code.

Section 4-8-D-6 NOTICES AND ORDERS.

Section 107 of the International Property Maintenance Code is hereby amended to read as follows:

107.1 Notice to person responsible. When it is determined by the code official that there has been a violation of this code or the code official has probable cause to believe that a violation has occurred, notice shall be given in the manner prescribed in Article 3-5-H of the Lenexa City Code.

107.2 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the

grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

107.3 Unauthorized Tampering. Signs, tags, or seals posted or affixed by the code official shall not be mutilated, destroyed, or tampered with, or removed without authorization from the code official.

**Section 4-8-D-7 UNSAFE STRUCTURES, SYSTEMS, AND EQUIPMENT;
CONDEMNATION.**

Section 108.1.1 of the International Property Maintenance Code is hereby amended to read as follows:

108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to property or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. A vacant structure that is not secured against entry may be deemed unsafe.

Section 108.3 of the International Property Maintenance Code is hereby amended to read as follows:

108.3 Notice. Whenever the code official has condemned a structure, system or equipment under the provisions of this section, notice shall be provided in accordance with Section 107. If the notice pertains to equipment, it shall also be placed on the condemned equipment.

Section 108.8 of the International Property Maintenance Code is hereby added to read as follows:

108.8 Unsafe systems. Any system or installation regulated by Chapter 4-8 of the Lenexa City Code that is found to be dangerous to the life, health, property or safety of the public is hereby declared unsafe. Any use of a system or installation regulated by Chapter 4-8 constituting a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage, or abandonment is hereby declared an unsafe use. Any such unsafe system or installation is hereby declared to be a public nuisance.

108.8.1 Authority to disconnect service utilities. The code official shall have the authority to authorize the disconnection of utility service to a building, structure, system, or installation regulated by the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The code official shall notify the serving utility and, where possible, the owner or the owner's authorized agent and occupancy of the building, structure, system or installation of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building, structure, system, or installation shall be notified in writing, as soon as practicable thereafter.

108.8.2 Connection after order to disconnect. A person shall not make any connection of utility service to a system or installation regulated by this chapter that have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection of such system.

Section 4-8-D-8 HEARING.

Section 109.6 of the International Property Maintenance Code is hereby amended to read as follows:

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any person may thereafter be afforded with a hearing as provided in Article 3-5-H of the Lenexa City Code.

Section 4-8-D-9 MEANS OF APPEAL.

Section 111 of the International Property Maintenance Code is hereby deleted.

Section 4-8-D-10 BUILDINGS UNDER CONSTRUCTION.

Section 301.4 of the International Property Maintenance Code is hereby added to read as follows:

301.4 Buildings under construction. The City of Lenexa requires that where permits have been issued for new houses, room additions, decks, detached accessory structures or other work that affects the site or exterior of the structure, the property shall be maintained in compliance with the applicable City regulations. Applicable regulations include: minimum levels of landscaping and yards areas per the Unified Development Ordinance; hard surface driveways; proper trash storage and disposal; and maintaining exterior property areas and structures in compliance with this code. During the construction process, flexibility is afforded the builder and/or owner to complete the construction, and bring the property into compliance with the Code requirements, in a reasonable period of time. A reasonable period of time is: within 30 days after the permit has expired; or after 18 months from the date of the first building

permit and where no inspection for newly completed work has been requested from the City within the last 45 days.

301.4.1 Abatement. Abatement of violations relating to buildings under construction shall be in accordance with Article 3-5-H of the Lenexa City Code.

Section 4-8-D-11 EXTERIOR PROPERTY AREAS.

Section 302.1 of the International Property Maintenance Code is hereby amended to read as follows:

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. No excess accumulation of animal waste shall be permitted on any property, and animal wastes shall not be disposed of in an open ditch or storm drain. Animal carcasses shall not remain exposed after death.

Section 302.4 of the International Property Maintenance Code is hereby deleted.

Section 302.8 of the International Property Maintenance Code is hereby deleted.

Section 302.9 of the International Property Maintenance Code is hereby deleted.

Section 4-8-D-12 SWIMMING POOLS, SPAS, AND HOT TUBS.

Section 303.1 of the International Property Maintenance Code is hereby amended to read as follows:

303.1 Swimming pools.

Swimming pools and their appurtenances shall be maintained in a clean and sanitary condition, and in good repair.

Section 4-8-D-13 EXTERIOR STRUCTURE.

Section 304.2 of the International Property Maintenance Code is hereby amended to read as follows:

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint in areas in excess of twenty-five percent (25%) of the surface area on any one side of a structure or any one

identifiable component (i.e. door, garage door, window trim, etc.) shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Section 304.3 of the International Property Maintenance Code is hereby amended to read as follows:

304.3 Premises identification. Building address identification shall be posted and maintained on the dwelling in accordance with section 505.1 of the International Fire Code as adopted and amended.

Section 304.7 of the International Property Maintenance Code is hereby amended to read as follows:

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roof water and water from intermittent sources such as discharges from sump pumps, foundation drains, gutters, downspouts, and similar sources shall not discharge closer than four (4) feet from any adjoining property line. Lawn sprinkle discharges shall be directed away from adjoining property.

304.7.1 Swimming pool drainage. Backwash from pools serving single family dwellings may be discharged directly to the ground. Discharge shall be set back a minimum of four (4) feet from adjacent property lines. Care should be taken to minimize the impact on adjacent property and discharges shall not flow directly into a stream, pond, or storm sewer. Backwash from public, commercial, or semi-public pools shall not drain across adjacent private property.

304.7.1.1 Complete or partial draining of single family dwelling pools and spas. Seasonal drainage of pools or spas shall be accomplished as follows: Water may be discharged directly to a public curb, ditch, or storm drain after chemical treatment of the water has been discontinued for at least two weeks to allow the chlorine or other chemicals to be dissipated and/or neutralized. Discharge on the property is permitted provided the water does not flow across the surface of adjoining property.

Section 304.14 of the International Property Maintenance Code is hereby amended to read as follows:

304.14 Insect screens. During the period from May 1 to September 30, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch, and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Section 4-8-D-14 RUBBISH, GARBAGE AND OUTSIDE STORAGE.

Section 308 of the International Property Maintenance Code is hereby amended to read as follows:

308.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. The throwing, leaving, depositing or allowing the accumulation of any worn out, broken or worthless item, waste, garbage, trash debris or refuse on any property, drainage course or other land is prohibited. Such substances are those that impede mowing of weeds or tall grass, are food products or food containers attracting insects, rodents or animals or are useless as evidenced by their broken, deteriorated or dismantled condition.

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

308.2.1 Rubbish storage facilities. The owner of every occupied premise shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

308.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leak proof, covered, outside garbage container.

308.3.2 Containers. The operator of every establishment that produces garbage shall provide, and at all times cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal. Containers must be located on private property and a paved surface, and may not obstruct any city right-of-way, sidewalks or interfere with the normal operations of the permanent use on the property. In residential districts trash and garbage containers shall be designed and manufactured specifically for storage of solid waste, shall be leak proof and waterproof, shall be light weight and of sturdy construction, shall be provided with close-fitting covers, and shall not exceed ninety (90) gallons in capacity. The containers required by this section shall be closed at all times except when depositing waste therein or removing the contents thereof.

Exceptions:

1. Trash and garbage containers for residential property improvement projects are not limited in size to 90 gallons nor required to be equipped with close-fitting covers, provided dumpsters shall not be filled above the fill line or the top of the dumpster wall, whichever is lowest. Provisions shall be made to contain contents inside the dumpster at all times. Trash and garbage containers are permitted to remain on site for the duration of the active building permit, or for projects not requiring a building permit, trash and garbage containers are allowed to remain on-site for a maximum of thirty (30) days.
2. Containers located at establishments or residential areas located within the Lenexa City Center zoning district shall be subject to additional permitting requirements.

308.3.3 Outdoor Residential Storage Specifically Permitted. The following items, objects, or structures are specifically permitted and are exempt from the enclosure and screening requirements set forth in this Section:

308.3.3.1 Items permitted by Article 4-1-B. Any item, object, or structure permitted under the provisions of the applicable zoning district regulations established in Article 4-1-B or the applicable accessory use regulations established in Section 4-1-B-24 of the Code, if in full compliance with the authorizing provision.

308.3.3.2 Firewood. Firewood, neatly stacked and free of insects and vermin; provided, that its storage shall be at least three feet (3') from the property line if it is bounded by a wooden fence on an adjacent property owned by another person, and, furthermore, its storage shall not be at any location on the property that is closer to a street than the nearest primary wall surface of the residence. For the purposes of this Section, "primary wall surface" shall mean any exterior wall surface of the residence that is visible from the street and not perpendicular to the street, but excluding porches, carports and minor building projections such as fireplaces or bay windows.

308.3.3.3 Miscellaneous Storage. Outdoor play equipment, patio furniture, barbecue grills, dog houses, lawn ornaments, garden hoses and sprinklers; provided, that these items must be specifically manufactured for outdoor use and in working/useable condition.

308.3.3.4 Building materials. Outdoor building materials for a home/lawn improvement project, not requiring a building permit, may be stored outside in a neat and orderly manner for a period not to exceed thirty (30) days. Examples of such items include, but shall not be limited to, fencing, lumber, masonry, dirt, sand, and gravel. Building materials stored in conjunction with an active building permit must be stored in a neat and orderly manner.

308.3.4 Screening or Enclosure Required for Other Residential Items Not Specifically Permitted in Section 308.3.3. Any item, object, or structure not specifically authorized in Section 308.3.3 must be located either within a fully enclosed structure or in the rear yard and substantially screened from view from any adjacent property at ground level by a wall or fence. The Community Development Director may approve mature landscape materials as acceptable substantial screening if he/she determines that it provides the substantial equivalent of approved fence or wall materials. Fence or wall materials shall be of a type, material and quality compatible with the immediate neighborhood, as determined by the Community Development Director. Fencing or walls, adequate to prevent viewing of outdoor items from adjacent properties at ground level, may be used for screening purposes provided they are constructed and maintained in compliance with City Code and comply with primary structure setback requirements for the zoning district. Common examples of items that require screening include, but shall not be limited to, garden equipment/tools, lawn mowers, edgers, wheelbarrows, saw horses, storm windows, snow removal equipment, and ladders.

308.3.4.1 Compost Piles. Residential compost must be stored in a container manufactured or constructed so as to contain all materials and permit turning to aerate the materials. The container and contents must be stored in the rear yard and screened from the view of adjacent properties at ground level. The container and contents must be maintained in a neat and sanitary condition and be free of odor.

308.3.4.2 Maximum storage area. Notwithstanding any other applicable provision, permitted items, objects, or structures shall occupy no more than twenty percent (20%) of the allowable outside storage area. In measuring the area occupied by these permitted items, objects, or structures to determine if the twenty percent (20%) outside storage area is exceeded, a rectangle shall be drawn to include all points where any such item, object, or structure is located, and the area shall be calculated to include all that area within the rectangle. This method of calculating area shall not apply to those items specifically authorized in Section 4-1-B-24, specifically F-15-c.

308.3.5 Outdoor Residential Storage Expressly Prohibited. The following items, objects, or structures are expressly prohibited from outdoor storage: appliances,

furniture or items not manufactured for outdoor use, any item in disrepair, accumulation of yard waste (except as permitted in Section 4-1-B-24, specifically F-15-d-2), vehicle parts or tires, business equipment, machinery or supplies (except in an AG district as permitted by Section 4-1-B-4, specifically G-4), and building materials (except as permitted in Section 4-1-B-24, specifically F-15-c-5).

Section 4-8-D-15 HEATING FACILITIES.

Section 602.3 of the International Property Maintenance Code is hereby amended to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guestroom during the period from October 1 to April 30, shall provide facilities capable of maintaining a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

Section 602.4 of the International Property Maintenance Code is hereby amended to read as follows:

602.4 Equipment and Systems. Interior spaces intended for human occupancy shall be provided with active or passive space heating systems capable of maintaining an indoor temperature of not less than 68°F (20°C) at a point three (3) feet above the floor on the design heating day.

Exceptions: Space heating systems are not required for:

1. Interior spaces where the primary purpose of the space is not associated with human comfort.
2. Group F, H, S or U occupancies.
3. Areas in which persons are primarily engaged in vigorous activities.

Section 4-8-D-16 ELECTRICAL GENERAL

Section 605.1 of the International Property Maintenance Code is hereby amended to read as follows:

605.1 General. All electrical equipment, devices, and fixtures shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Section 4-8-D-17 ELEVATORS.

Section 606.1 of the International Property Maintenance Code is hereby amended to read as follows:

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certification of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection in the office of the building operator. The inspection and tests shall be performed at not less than the periodical intervals listed in Table 606.1(1).

**TABLE 606.1(1)
INSPECTION AND TEST INTERVALS IN “MONTHS”**

Reference Section	Equipment Type	Periodic Inspections		Periodic Test					
		Requirement	Interval	Category 1		Category 3		Category 5	
				Requirement	Interval	Requirement	Interval	Requirement	Interval
8.11.2	Electric elevators	8.11.2.1	6	8.6.4.19	12	N/A	N/A	8.6.4.20	60
8.11.3	Hydraulic elevators	8.11.3.1	6	8.6.5.14	12	8.6.6.15	36	8.6.5.16	60
8.11.4	Escalators and moving walks	8.11.4.1	6	8.6.8.15	12	N/A	N/A	N/A	N/A
8.11.5.1	Sidewalk elevators	8.6.5.1	6	8.6.7.5.1	12	8.6.7.5.1	36	8.6.7.5.1	60
8.11.5.2	Private residence elevators	8.11.5.2	12	8.6.7.3.1, 8.6.7.4.1	12	8.6.7.3.1, 8.6.7.4.1	36	8.6.7.3.1, 8.6.7.4.14	60
8.11.5.4	Dumbwaiters	8.11.5.4	12	8.6.10.1.1	12	8.6.10.1.1	36	8.6.10.1.1	60
8.11.5.5	Material lifts and dumbwaiters with automatic transfer devices	8.11.5.5	12	8.6.10.2.1	12	8.6.10.2.1	36	8.6.10.2.1	60

8.11.5.6	Special purpose personnel elevators	8.11.5.6	6	8.6.7.7.1	12	8.6.7.7.1	36	8.6.7.7.1	60
8.11.5.7	Inclined elevators	8.11.5.7	6	8.6.7.1.1	12	8.6.7.1.1	36	8.6.7.1.1	60
8.11.5.8	Marine elevators	8.11.5.8	6	8.6.7.8.1	12	8.6.7.8.1	36	8.6.7.8.1	60
8.11.5.9	Screw-column elevators	8.11.5.9	6	8.6.6.2.1	12	8.6.6.2.1	36	8.6.6.2.1	60
8.11.5.10	Rooftop elevators	8.11.5.10	6	8.6.7.6.1	12	8.6.7.6.1	36	8.6.7.6.1	60
8.11.5.11	Rack-and-pinion elevators	8.11.5.11	6	8.6.6.1.1	12	N/A	N/A	8.6.6.1.1	60
8.11.5.12	Limited-use/limited-application elevators	8.11.5.12	6	8.6.7.2.1	12	8.6.7.2.1	36	8.6.7.2.1	60
8.11.5.13	Elevators used for construction	8.11.5.13	3	8.6.7.10.1	12	8.6.7.10.2	36	8.6.7.10.3	60
8.11.2.1	Mine elevators	8.11.2.1	2	8.6.4.19	2	N/A	N/A	8.6.4.20	60
8.11.5.14	Wind turbine elevators	8.11.5.14	12	8.6.7.11	12	N/A	N/A	N/A	N/A

Article 4-8-E INTERNATIONAL ENERGY CONSERVATION CODE

Section 4-8-E-1 INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED.

The International Energy Conservation Code (IECC), 2012 Edition (fifth printing), published by the International Code Council, Inc., and the International Code Council, Inc., 4051 West Flossmoor, Country Club Hills, IL 60478-5975, hereafter referred to as the Energy Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said International Energy Conservation Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by

Ordinance No. 5696,” with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-E-2 COMMERCIAL PROVISIONS - ADMINISTRATION.

Section C101.6 of the International Energy Conservation Code – Commercial Provisions is hereby added to read as follows:

101.6 Administration. The administration of permits, fees, violations, and means of appeal shall be governed by the provisions contained in Chapter 1 of the International Building Code as adopted and amended by the City of Lenexa.

Section 4-8-E-3 COMMERCIAL PROVISIONS - TABLE C402.2.

Table C402.2 of the International Energy Conservation Code – Commercial Provisions is hereby amended to read as follows:

Table C402.2		
Opaque Thermal Insulation Requirements^a for Zone 4		
	All Other	Group R
Roofs		
Insulation entirely above deck	R-25ci	R-25ci
Metal buildings (with R-5 thermal blocks)^{a, b}	R-19 + R-11 LS	R-19 + R-11 LS
Attic and other	R-38	R-38
Walls above grade		
Mass^c	R-9.5ci	R-11.4ci
Metal Building	R13 + R13ci	R13 + R13ci
Metal Framed	R13 + R7.5ci	R-13+R7.5ci
Wood Framed and other^f	R-13	R-13
Walls below grade		
Below-grade Wall^d	R-7.5ci	R-7.5ci

Floors		
Mass	R-10ci	R-10.4ci
Joist/Framing	R-30	R-30
Slab on grade floors		
Unheated slabs	R-10 for 24" below	R-10 for 24" below
Heated slabs ^d	R-15 for 24" Below + R-5 full slab	R-15 for 24" Below + R-5 full slab
Opaque Doors		
Swinging	U-0.61	U-0.61
Roll-up or sliding	R-4.75	R-4.75

- a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA Appendix A.
- b. Where using R-value compliance method, thermal spacer block shall be provided, otherwise use the U-factor compliance method in Table C402.1.2.
- c. R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Btu-in/h-f2 °F.
- d. Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.
- e. Steel floor joists shall be insulated to R-38.
- f. The U-factors shown in Table 402.1.2 shall be adjusted to correspond with the R-values shown in this table.

Section 4-8-E-4 COMMERCIAL PROVISIONS - AIR LEAKAGE—THERMAL ENVELOPE TESTING.

Section C402.4.1.2.4 of the International Energy Conservation Code – Commercial Provisions is hereby added to read as follows:

C402.4.1.2.4 Building test required. Building thermal envelope testing, as described by section C402.4.1.2.3, shall only be required when the code official, in its sole discretion, determines such testing is necessary.

Section 4-8-E-5 RESIDENTIAL PROVISIONS - SCOPE.

Section R401.2 of the International Energy Conservation Code – Residential Provisions is hereby amended to read as follows:

R401.2 Scope. This code applies to residential buildings and the building sites and associated systems and equipment.

Exception: The energy efficiency of detached one- and two-family dwellings, and townhouses 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 shall be governed by the provisions contained in the International Residential Code as adopted and amended by the City of Lenexa.

Section 4-8-E-6 DEFINITION - RESIDENTIAL BUILDING.

The definition of “Residential Building,” as provided in Section R202 of the International Energy Conservation Code – Residential Provisions, is hereby amended to read as follows:

RESIDENTIAL BUILDING. For this code, includes Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane.

Article 4-8-F INTERNATIONAL PLUMBING CODE

Section 4-8-F-1 INTERNATIONAL PLUMBING CODE ADOPTED.

The International Plumbing Code (IPC), 2018 Edition (fifth printing), including Appendixes B, C, D, and E published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, hereafter referred to as the Plumbing Code, are hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said International Plumbing Code will be kept on file in the office of the City Clerk, marked or stamped “Official Copy as Incorporated by Ordinance No. 5696,” with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-F-2 SCOPE AND ADMINISTRATION.

Section 101.1 of the International Plumbing Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Plumbing Code of the City of Lenexa, Kansas hereinafter referred to as “this code.”

Section 106 of the International Plumbing Code is hereby repealed and a new Section 106 added to read as follows:

106.1 Permits. The administration of permits shall be governed by the provisions contained in Chapter 1 of the International Building Code as adopted by the City of Lenexa.

Section 108 of the International Plumbing Code is hereby repealed and a new Section 108 added to read as follows:

108.1 Violations. Violations of this code shall be administered by the provisions contained in the Section 4-8-A-8 of the Lenexa City Code.

108.2 Unsafe installations. Whenever the code official declares an installation as unsafe the process and administration for addressing the condition shall be governed by the provisions contained in the International Property Maintenance Code as adopted and amended.

Section 109 of the International Plumbing Code is hereby repealed and a new Section 109 added to read as follows:

Section 109.1 Means of Appeal. Appeals to orders, decisions, or determinations by the building official relative to the application and interpretation of this code shall be governed by the provisions contained in Section 4-8-A-7 of the Lenexa City Code.

Section 4-8-F-3 SEWER DEPTH – PRIVATE SYSTEM.

Section 305.4.1 of the International Plumbing Code is hereby amended to read as follows:

Section 305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than forty-two inches (42") below finished grade at the point of septic tank connection. Building sewers shall be installed not less than forty-two inches below grade.

Section 4-8-F-4 MINIMUM PLUMBING FIXTURES.

Section 403.1 of the International Plumbing Code is hereby amended to read as follows:

403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number as shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Exception to Table 403.1: A service sink is not required in business or mercantile occupancies with a total of 2500 square feet of gross floor area and where the nature of the business does not include services or processes requiring frequent mopping of

floor surfaces. Food service or merchants, beauty parlors, barbershops and veterinary clinics are examples of businesses that require a service sink.

403.1.1 Fixture calculations. To determine the occupant load of each sex, the total occupant load shall be divided in half. To determine the required number of fixtures, the fixture ratio or ratios for each fixture type shall be applied to the occupant load of each sex in accordance with Table 403.1. Fractional numbers resulting from applying the fixture ratios of Table 403.1 shall be rounded up to the next whole number. For calculations involving multiple occupancies, such fractional numbers for each occupancy shall first be summed and then rounded up to the next whole number. Exception: The total occupant load shall not be required to be divided in half where approved statistical data indicates a distribution of the sexes of other than 50 percent of each sex.

403.1.2. Single-user toilet facility and bathing room fixtures. The plumbing fixtures located in single-user toilet facilities and bathing rooms, including family or assisted use toilet facilities and bathing rooms that are required by Section 1109.2.1 of the International Building Code, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single-user toilet facilities and bathing rooms, and family or assisted-use toilet rooms and bathing rooms shall be identified for use by either sex.

403.1.3. Lavatory distribution. Where two or more toilet rooms are provided for each sex, the required number of lavatories shall be distributed proportionately to the required number of water closets.

Section 4-8-F-5 DRINKING FOUNTAINS SUBSTITUTIONS.

Section 410.4 of the International Plumbing Code is hereby amended to read as follows:

410.4 Drinking Fountain Substitutions. The following substitutions shall be permissible: A break room sink, or water dispenser, or bottled water dispenser complying with ADA reach ranges for the following occupancies:

1. Mercantile and business occupancies (excluding medical offices and concentrated business areas) with less than 2,500 square feet of gross floor area.
2. Warehouse occupancies with less than 7500 square feet of gross floor area.
3. Where restaurants provide drinking water free of charge, drinking fountains shall not be required.
4. In other occupancies where drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

Section 4-8-F-6 SANITARY DRAINAGE.

Section 701.2 of the International Plumbing Code is hereby repealed and a new section 701.2 is added to read as follows:

701.2 Connection to Sewer Required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer.

Exception: Where a public sewer is unavailable, an approved private sewage disposal system shall be installed.

Section 703.5 of the International Plumbing Code is hereby repealed and a new section 703.5 is added to read as follows:

703.5 Cleanouts on building sewers. Building sewers shall be provided with cleanouts located as required by the appropriate authority having jurisdiction.

Section 4-8-F-7 VENTS TERMINALS.

Section 903.1 of the International Plumbing Code is hereby amended to read as follows:

903.1 Roof Extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall terminate not less than 7 feet above the roof.

Section 4-8-F-8 INTERCEPTORS AND SEPARATORS.

Section 1003 of the International Plumbing Code is hereby repealed and a new section 1003 is added to read as follows:

1003.1 Where Required. Interceptors and separators shall be provided, installed, inspected, and maintained as required by the appropriate authority having jurisdiction.

Section 4-8-F-9 MEDICAL GAS PIPING.

Section 1202.1 of the International Plumbing Code is hereby repealed and a new section 1202 is hereby added to read as follows:

1202.1 Nonflammable medical gasses. No person shall install, improve, repair, maintain, or inspect a medical gas piping system unless such person is:

1. Licensed under the provisions of K.S.A. 12-1508 et seq., and amendments thereto; and
2. Certified under the appropriate professional qualifications standards.

All documentation of the inspections and certifications of installers and inspectors shall be provided to the Building Official prior to any occupancy of the building or unit of the building in which the medical gas piping has been installed. As used in this section, "medical gas piping" means piping used solely to transport gasses used for medical purposes at a health care facility.

Article 4-8-G INTERNATIONAL FUEL GAS CODE

Section 4-8-G-1 INTERNATIONAL FUEL GAS CODE ADOPTED.

The International Fuel Gas Code, 2018 Edition (fourth printing), including Appendixes A, B, and C, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, hereafter referred to as the Fuel Gas Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said International Fuel Gas Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-G-2 SCOPE AND ADMINISTRATION.

Section 101.1 of the International Fuel Gas Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Lenexa, Kansas hereinafter referred to as "this code."

Section 106 of the International Fuel Gas Code is hereby repealed and a new Section 106 added to read as follows:

106.1 Permits. The administration of permits shall be governed by the provisions contained in Chapter 1 of the International Building Code as adopted by the City of Lenexa.

Sections 108 of the International Fuel Gas Code is hereby repealed and a new Section 108 added to read as follows:

108.1 Violations. Violations of this code shall be administered by the provisions contained in the Section 4-8-A-8 of the Lenexa City Code.

108.2 Unsafe installations. Whenever the code official declares an installation as unsafe the process and administration for addressing the condition shall be governed by the provisions contained in the International Property Maintenance Code as adopted and amended.

Section 109 of the International Fuel Gas Code is hereby repealed and a new Section 109 added to read as follows:

109.1 Means of Appeal. Appeals to orders, decisions, or determinations by the building official relative to the application and interpretation of this code shall be governed by the provisions contained in Section 4-8-A-7 of the Lenexa City Code.

Article 4-8-H HISTORICAL STRUCTURES

Section 4-8-H-1 NOMINATION PROCEDURE.

In order to nominate a building or district to the Lenexa Register of Historic Places, any citizen, group or organization must complete a State historic preservation application. This filing must be submitted to the Lenexa Historical Society who will review, within 90 days from filing date, the historical accuracy of the application and make a written report to the City Council that the nomination qualifies for listing on the Lenexa Register of Historic Places. If the Historical Society feels that the nomination is historically qualified, the City Clerk will notify owners and occupants of the building that their historic structure is being considered by the City Council for listing on the City Register of Historic Places. The Lenexa Historical Society may seek an extension of the requirement to review nominations within 90 days by requesting, in writing, additional time. This request will be reviewed by the City Council at its next regularly scheduled meeting.

Section 4-8-H-2 APPROVAL PROCEDURE.

The Historical Society's written recommendation, along with the original application and all exhibits, shall be forwarded to the City Council. Within 30 days, the City Council will schedule a public hearing, and the City Clerk will notify the owners of the building 10 days in advance of the public hearing date. After the public hearing, the City Council may take action on the nomination or may refer the nomination to City staff or other committees of the City for further review and recommendation. If the City Council approves the nomination and application, then the structure will be officially listed on the Lenexa Register of Historic Places. The Lenexa Historical Society, affected property owners and

occupants of nominated sites will be notified by the City Clerk within 10 days of the City Council's action.

Section 4-8-H-3 REQUIREMENTS FOR LENEXA REGISTERED PROPERTIES AND SITES.

Unless approved by the City Council, sites or properties listed on the Lenexa Register of Historic Places cannot be altered or modified in a manner that would change the property from the descriptions contained in the original nomination as approved by the City Council. Any modifications that would alter the sites or properties must be planned and submitted to the Planning Commission as well as the other City committees as designated by the City Council. These modifications shall be reviewed by the appropriate committees and passed to the Council for final approval. The same procedure applies to demolition plans or plans for removing portions of a structure for additions made to existing structures.

Section 4-8-H-4 REQUIREMENTS FOR NATIONAL AND STATE REGISTERED PROPERTIES AND SITES; PENALTIES.*

K.S.A. 75-2724.

- A. The State or any political subdivision of the State or any instrumentality thereof shall not undertake any project** which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places or the environs of such property until the State Historic Preservation Officer shall be given notice, as provided herein, and an opportunity to investigate and comment upon the proposed project. Notice to the State Historic Preservation Officer shall be given by the State or any political subdivision of the State when the proposed project, or any portion thereof, is located within 500 feet of the boundaries of a historic property located within the corporate limits of a city or within 1,000 feet of the boundaries of a historic property located in the unincorporated portion of a county. Notwithstanding the notice herein required, nothing in this Section shall be interpreted as limiting the authority of the State Historic Preservation Office to investigate, comment and make the determinations otherwise permitted by this Section regardless of the proximity of any proposed project to the boundaries of a historic property. The State Historic Preservation Officer may solicit the advice and recommendations of the Historic Sites Board of Review with respect to such project and may direct that a public hearing or hearings be held thereon. If the State Historic Preservation Officer determines, with or without having been given notice of the proposed project, that such proposed project will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places or the environs of such property, such project shall not proceed until:

See Section 4-8-H-6 of this Chapter for definition.

1. The Governor, in the case of a project of the State or an instrumentality thereof, or the governing body of the political subdivision or an instrumentality thereof, has made a determination, based on a consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to such historic property resulting from such use; and
2. Any person aggrieved by the determination of the Governor pursuant to this Section may seek review of such determination in accordance with the act for judicial review and civil enforcement of agency actions. Any person aggrieved by the determination of a governing body pursuant to this Section may seek review of such determination in accordance with K.S.A. 60-2101, and amendments thereto.
3. The failure of the State Historic Preservation Officer to initiate an investigation of any proposed project within 30 days from the date of receipt of notice thereof shall constitute such Officer's approval of such project.
4. Failure of any person to apply for and obtain the proper or required building or demolition permit before undertaking a project that will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places or the environs of such property shall be subject to a civil penalty not to exceed \$25,000.00 for each violation. The Attorney General may seek such penalties and other relief through actions filed in district court.

Section 4-8-H-5 VIOLATIONS; PENALTY FOR LENEXA REGISTERED PROPERTIES AND SITES.

The violation of any provisions of this Article dealing with properties or sites on the Lenexa Register of Historical Places shall be administered by the provisions contained in the Section 4-8-A-8 of the Lenexa City Code.

Section 4-8-H-6 DEFINITIONS.

HISTORIC STRUCTURES: Historic structures are buildings over 50 years old that have significance to the founding of the City or to persons who have achieved local, regional or national prominence. Also, historic structures are buildings that have historic significance to events that have local, regional and/or national impact. In addition, a building can be considered historic if it is over 50 years old and is considered by the City Council to be symbolic of the City districts within the City. This symbolism can be based on the uniqueness of architecture or in the particular way a structure has been used. Before a building qualifies as a historic structure, it must occupy the original building site or exist on the same building site for the last 50 years. Also, the structure must contain the original design and features it had at the time it was constructed. This requirement

can be satisfied if those who nominate the building clarify that through rehabilitation the structure can be returned to its original appearance.

PROJECT: Includes:

- A. Activities directly undertaken by the State or any political subdivision of the State or any instrumentality thereof;
- B. Activities undertaken by a person which are supported, in whole or in part, through grants, subsidies, loans or other forms of financial assistance from the State or any political subdivision of the State or any instrumentality thereof; and
- C. Activities involving the issuance of a lease, permit, license, certificate or other entitlement for use, to any person by the State or any political subdivision of the State or any instrumentality thereof.*

Article 4-8-I NATIONAL ELECTRICAL CODE

Section 4-8-I-1 NATIONAL ELECTRICAL CODE ADOPTED.

The National Electrical Code (NEC), 2017 Edition, excluding Article 80 in its entirety, published by the National Fire Protection Association of Batterymarch Park, Quincy, Massachusetts 02269, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in the City Code.

At least one (1) copy of said National Electrical Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-I-2 ADMINISTRATION.

Article 120 of the National Electrical Code is hereby added to read as follows:

<p>120.1 Administration. This code shall be governed by the administrative provisions contained in Sections 101 through 116 of the International Building Code incorporated in Article 4-8-B of the Lenexa City Code.</p>
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Article 4-8-J INTERNATIONAL MECHANICAL CODE

Section 4-8-J-1 INTERNATIONAL MECHANICAL CODE ADOPTED.

The International Mechanical Code, 2018 Edition (fourth printing), including Appendix A, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, hereafter referred to as the Mechanical Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said International Mechanical Code will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-J-2 SCOPE AND ADMINISTRATION.

Section 101.1 of the International Mechanical Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Lenexa, Kansas hereinafter referred to as "this code."

Section 102.12 of the International Mechanical Code is hereby added to read as follows:

102.12 State Boiler Inspector. Where permits are issued and portions of the work require inspection and approval of boilers and pressure vessels by the State of Kansas, those portions of the work shall comply with the state requirements in lieu of compliance with the technical provisions of this code. State approval is generally required for all boilers that require permits.

Exceptions:

1. Boilers serving individual dwelling units and their accessory structures.
2. Boilers serving apartment houses with less than five (5) families.
3. Pressure vessels that do not exceed 15 cubic feet and 250 psi.
4. Pressure vessels that do not exceed 210 degrees Fahrenheit and a nominal water capacity of 85 gallons.

Section 106 of the International Mechanical Code is hereby repealed and a new Section 106 is added to read as follows:

106.1 Permits. The administration of permits shall be governed by the provisions contained in Chapter 1 of the International Building Code as adopted by the City of Lenexa.

Section 108 of the International Mechanical Code is hereby repealed and a new Section 108 is added to read as follows:

Section 108.1 Violations. Violations of this code shall be administered by the provisions contained in the Section 4-8-A-8 of the Lenexa City Code.

108.2 Unsafe installations. Whenever the code official declares an installation as unsafe the process and administration for addressing the condition shall be governed by the provisions contained in the International Property Maintenance Code as adopted and amended.

Section 109 of the International Mechanical Code is hereby repealed and a new Section 109 is added to read as follows:

Section 109.1 Means of Appeal. Appeals to orders, decisions, or determinations by the building official relative to the application and interpretation of this code shall be governed by the provisions contained in Section 4-8-A-7 of the Lenexa City Code.

Section 4-8-J-3 VENTILATION REQUIRED.

Section 401.2 of the International Mechanical Code is hereby amended to read as follows:

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Within Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane, where the air infiltration rate in a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2-inch water column (50Pa) in accordance with Section N1102.4.1.2 of the International Residential Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403. Ambulatory care facilities and Group I-2 occupancies shall be ventilated by mechanical means in accordance with Section 407.

Exception: For dwelling units that do not share interior means of egress with other units, where the air infiltration rate in the dwelling unit is less than 3 air changes per hour when tested with a blower door at a pressure of 0.2-inch water column (50Pa) in accordance with Section N1102.4.1.2 of the International Residential Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403.

Section 4-8-J-4 EXHAUST SYSTEMS.

Section 502.14 of the International Mechanical Code is hereby amended to read as follows:

502.14 Motor vehicle operation. In areas where motor vehicles operate, mechanical ventilation shall be provided in accordance with Section 403. Additionally, areas in which stationary motor vehicles are operated shall be provided with a source capture system that connects directly to the motor vehicle exhaust systems.

Exception: A source capture system for the operation of stationary motor vehicles is not required where any of the following exist:

1. The motor vehicles being operated or repaired are electrically powered.
2. The motor vehicle engines are operated inside the building only for the duration necessary to move the motor vehicles in and out of the building.
3. The motor vehicles are located within buildings under all the following conditions:
 - a) The primary use of the space is business, mercantile, factory, or warehousing.
 - b) The space will be used for no more than 4 vehicles or trucks of maximum 1 ton capacity; and
 - c) The motor vehicle engines are operated inside the building only for the duration necessary to move the motor vehicles in and out of the building.

Section 505.6 of the International Mechanical Code is hereby amended to read as follows:

505.6 Other than Group R – Kitchen Hoods. In other than group R occupancies, where domestic cooktops, ranges, and open-top broilers are used, domestic cooking exhaust systems shall be provided.

Exception: Where the Building and Fire Code Officials determine there is no potential for grease accumulation, and the cooking is for purposes such as demonstration, education, or the re-warming of pre-cooked foods in commercial kitchens, and such cooking is incidental to the primary function of the space, an exhaust system may be substituted with fire safety systems in accordance with 904.13.1 of the International Building Code as adopted by the City of Lenexa.

Article 4-8-K INTERNATIONAL EXISTING BUILDING CODE

Section 4-8-K-1 INTERNATIONAL EXISTING BUILDING CODE ADOPTED.

The International Existing Building Code (IEBC), 2018 Edition (fifth printing), including Appendix B, published by the International Code Council, Inc., and the International Code Council, Inc., 4051 West Flossmoor, Country Club Hills, IL 60478-5975, hereafter referred to as the Existing Building Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said International Existing Building Code (IEBC) will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-K-2 SCOPE AND ADMINISTRATION.

Section 101.1 of the International Existing Building Code is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of the City of Lenexa, Kansas hereinafter referred to as "this code."

Section 105 of the International Existing Building Code is hereby repealed and a new Section 105 is added to read as follows:

105.1 Permits. The administration of permits shall be governed by the provisions contained in Chapter 1 of the International Building Code as adopted by the City of Lenexa.

Section 112 of the International Existing Building Code is hereby repealed and a new Section 112 is added to read as follows:

112.1 Board of Appeals. Appeals to orders, decisions, or determinations by the building official relative to the application and interpretation of this code shall be governed by the provisions contained in Section 4-8-A-7 of the Lenexa City Code.

Section 113 of the International Existing Building Code is hereby repealed and a new Section 113 is added to read as follows:

113.1 Violations. Violations of this code shall be administered by the provisions contained in the Section 4-8-A-8 of the Lenexa City Code.

Section 117 of the International Existing Building Code is hereby repealed and a new Section 117 is added to read as follows:

117.1 Demolition. The administration of demolition shall be governed by the provisions contained in Chapter 1 and Chapter 33 of the International Building Code, as adopted by the City of Lenexa.

Section 4-8-K-3 SCOPE (FIRE PROTECTION).

Section 803.1 of the International Existing Building Code is hereby repealed and a new section 803.1 is added to read as follows:

803.1 Scope. The requirements of this sections shall apply to buildings in which Level 2 alterations are being performed.

Section 4-8-K-4 AUTOMATIC SPRINKLER SYSTEMS.

Section 803.2 of the International Existing Building Code is hereby repealed and a new Section 803.2 is added to read as follows:

803.2 Automatic sprinkler systems. Automatic sprinkler systems, related monitoring, and notification shall be provided throughout buildings undergoing Level 2 alterations that include exits or corridors shared by more than one tenant or that serve an occupant load greater than 30 where all the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.
2. The work area exceeds 50 percent of the floor area of the building.

Exception: If the building does not have sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the International Building Code.

803.2.1 Windowless stories. Work located in a windowless story, as determined in accordance with the International Building Code, shall be sprinkled where the work area is required to be sprinkled under the provisions of the International Building Code for newly constructed buildings and the building has a sufficient municipal water supply without installation of a new fire pump.

Article 4-8-L MOVING BUILDINGS

Section 4-8-L-1 ENFORCING OFFICERS.

The Director of Community Development, and the Police Chief shall enforce and carry out the requirements of this Article.

Section 4-8-L-2 PERMIT REQUIRED.

No building or fixed structure shall be moved on or across a street or alley without a permit issued by the Director of Community Development in accordance with the provisions set forth in other articles of this Chapter.

Section 4-8-L-3 APPLICATION FOR PERMIT.

- A. All applications for permits to move buildings or other structures shall be made to the Director of Community Development. Such application shall include the following:
1. The dimensions of the building or structure as to length, height at its highest point, when loaded for moving, and width.
 2. The definite description of the building or structure proposed to be moved giving street number, construction materials, dimensions in square feet, number of rooms and condition of exterior and interior.
 3. A map of the proposed route of the move showing the highways, streets, alleys or sidewalks over, along or across which the building or structure is proposed to be moved.
 4. Copy of a state highway move permit if the route travels on or across a state highway.
 5. Approval of the move from adjacent government entities if the route passes through adjacent municipalities.
 6. Written approval of the route, and the move, from each utility company with overhead lines, such as, electric, telephone, and cable TV.
 7. The proposed date and time of the move and the estimated length of time of the move.
 8. A plot plan, to scale, with legal description of the lot from which the building is to be from, giving the lot number, block number and subdivision.
 9. A plot plan, to scale, with the legal description of the lot on which such a building is to be located, giving the lot number, block number and subdivision.
 10. Copies of written notice that have been given by the applicant to the owners of adjacent lots and to the owners of wired or other facilities, whenever same will affect the public utilities located within the City limits.
 11. The applicant of a building or structure to be moved shall file with the application sufficient evidence that the building or structure and lot from which it is to be moved to or from are free of any entanglements and that all taxes and any City charges against the owner are paid in full.

12. The applicant, if other than the owner, shall file with the application a written statement or bill of sale signed by the owner, or other sufficient evidence, that he is entitled to move the building or structure.

B. The application shall be made not less than 14 calendar days prior to the commencement of the moving.

Section 4-8-L-4 PERMIT FEE.

All applications for permits to move buildings or other structures shall be accompanied by a permit fee. The amount of said permit fee shall be as prescribed by City Council.

Section 4-8-L-5 INSURANCE AND BOND REQUIRED.

A. **Insurance Required.** The applicant shall be a licensed general contractor through Johnson County Contractor Licensing or furnish to the City a certificate of insurance, which names the City of Lenexa as an additional insured in the amount of \$500,000.00 and evidencing the following coverage including endorsements on a primary basis:

1. General liability insurance not less than \$1,000,000.00 which shall apply to any and all claims related to the moving of buildings, bodily injury and/or property damage that arises from the work of the permittee performed during the term of the permit issued by the City of Lenexa, or during the actual move, whichever date is later.
2. The policy shall contain a separate endorsement requiring that the insurance company shall notify the City, in writing, of any change in, or cancellation of, said policy at least 10 days prior thereto.
3. Before the permit is issued, the permittee shall deposit with the City a certificate of insurance evidencing that the endorsements required by subsections A1 and A2 above have been met.

B. **Bond Required.** It shall be the duty of any person, at the time of making application for a permit, to execute in the favor of this City a good and sufficient bond to the City in the sum of \$10,000.00, with good and sufficient security, conditioned, among other things, that the principal shall pay any and all costs incurred by the City as a result of the move as well as any damages which may be caused to any property, public or private, within the City when such injury or damage shall be inflicted by the principal or his agent, servant, employee, workman, contractor or subcontractor, and such bond shall be conditioned also that the principal will serve, indemnify and protect the City from any and all liability, and that he will, in all respects, comply with all ordinances of the City and comply with the terms of his permit and be conditional upon his faithful

performance of the move. The form of such bond must be approved by the City Attorney.

Section 4-8-L-6 APPROVALS.

Before the permit is issued, the following approvals shall be secured:

- A. Approval must be obtained from the Director of Community Development for the list of streets over which the building or structure will be moved. The final determination of the date and time of the move shall be made by the Director of Community Development so as to minimize disruption and inconvenience to citizens and motorists and to protect the public health, safety and welfare.
- B. Approval must be obtained from the Police Chief for the path of travel and the time of day the move will occur.

Note: In making their determinations, the Director of Community Development and the Police Chief shall act to assure maximum safety to persons and property in the City and to minimize congestion and traffic hazards on public streets.

- C. The Director of Community Development shall determine approval or denial of the permit, based on the following:
 - 1. That all application requirements and all fees, deposits and bonds requirements have been complied with.
 - 2. That the building or structure is not too large to move so as to cause injury to persons or property in the City.
 - 3. That the building or structure is not in such a state of deterioration, disrepair or otherwise so structurally unsafe that it cannot be moved without endangering persons or property within the City.
 - 4. That, for any reason, persons or property in the City would be endangered by the moving of the building or structure.
 - 5. That any weight, length, width or other restriction imposed upon the use of the public or private roadways within the City limits by either City traffic ordinances or State statutes would not be violated.
 - 6. That the appropriate building permits and authorizations have been obtained by the City.
 - a. Any structure moved from within the City of Lenexa shall have obtained a demolition permit from the Community Development Department.

Exception: The demolition of the existing structure may be included in the moving permit, at the discretion of the Director of Community Development, provided the gas company, electric company, Water District No. 1 of Johnson County Water, and Johnson County Wastewater for sewers or Johnson County Environmental for septic systems, have notified the City of Lenexa that their utility services have been disconnected from the structure.

- b. Any moved structure to be located within the City of Lenexa shall have obtained a building permit for the new location from the Community Development Department.

Section 4-8-L-7 PERMITTEE RESPONSIBILITIES.

Every permittee under this Article shall:

- A. Move a building or structure only over streets designated for such use in written permit.
- B. Notify the Director of Community Development, within 14 calendar days of the move, in writing, of a desired change in moving date and hour and route of move as proposed in the application, and such change must be approved by the Director of Community Development.
- C. Notify the Director of Community Development, in writing, of any and all damages done to property belonging to the public and private ownership within 24 hours after the damage or injury has occurred.
- D. Comply with all City Codes, including but not limited to the Building Code, Fire Code, zoning ordinances and all other applicable traffic ordinances and laws upon relocating the building or structure in the City or move the same through the City.
- E. Remove all rubbish and materials and fill all excavations to existing grade at the original building or structure site so that the premises are left in a safe and sanitary condition within 30 days from the date of the move. Holes in the ground, basements or cellars shall be filled with inorganic material; provided, however, the top 1 foot of fill shall be clean earth. The filling of such excavation may not be required when a building permit has been issued for a new building on the site. The holder of the building permit shall provide such excavation with a temporary barricade protecting the excavation on all sides as specified for safety by the Director of Community Development. Temporary barricades may remain in position for a time not exceeding 5 days, after which a solid barricade shall be provided or the excavation filled.
- F. Notify all utilities having service connections within the building or structure and otherwise located within the City limits whose facilities and services to the general public may be affected by the movement of the building or structure. Copies of notification shall be furnished to the Community Development Department.

- G. Comply with the regulations and specifications contained in such permit granted by the Director of Community Development to such permittee.

Section 4-8-L-8 PERMITTEE LIABILITY.

- A. The permittee shall be liable for any expenses incurred by the City for material, equipment, time, and labor associated with the move, including but not limited to removing and replacing all public property, together with damages caused to or inflicted upon private property and City employees' wages. Failure of the permittee to reimburse the City for all expenses incurred by the City as a result of the move shall result in a claim being made against the surety bond.
- B. The permittee shall be liable for any expenses, damages, costs in excess of deposited amounts or securities, and the City Attorney shall initiate an action against the permittee in a court of competent jurisdiction for the recovery of such amounts in excess of deposited amounts or securities.

Section 4-8-L-9 ORIGINAL PREMISES LEFT UNSAFE.

Permittee shall leave the original premises in a safe and sanitary condition and otherwise in compliance with all the applicable City Codes. In the event the permittee fails to leave the original premises in a safe and sanitary condition, the City shall proceed to authorize the work necessary to make the original premises safe and sanitary and the Permittee shall be liable for the expenses incurred by the City pursuant to Section 4-8-L-9.

Section 4-8-L-10 TIME LIMIT OF PERMIT.

Permits issued under and pursuant to this Article shall be valid for a maximum time of two (2) months. Permittee may extend the permit for up to two (2) additional months upon a showing that the move has been delayed due to circumstances beyond the control of the permittee.

Section 4-8-L-11 PENALTIES.

Violation of any of the provisions of this Chapter will be subject to Section 1-1-C-3 of this Code.

Section 4-8-L-12 PROPER FOUNDATION.

No building shall be moved within the City of Lenexa on to any lot covered by a valid building permit for the relocated structure unless and until a proper and suitable foundation or basement has been constructed and approved by the Community Development Department.

Section 4-8-L-13 WARNING DEVICES AT NIGHT.

It shall be the duty of any person moving any building or structure upon or across any street, alley or sidewalk or other public place in the City from sunset to sunrise to comply with any and all City ordinances* or State statutes. Such person shall, at all times, erect and maintain barricades across the street in such manner as to protect the public from damage or injury by reason of removal of the building or structure and shall have sufficient escort as provided by City ordinance, State statutes or as determined as necessary for the public safety by the Police Chief.

See Title 3, Chapter 3-8 of the City Code.

Section 4-8-L-14 LEAVING BUILDING ON STREET.

No building or structure or any part of a building or structure being moved shall be left in the parkway, street, or right-of-way for more than 24 hours. If any such building or structure is left in the parkway, street, or right-of-way for more than 24 hours, or if the Police Chief determines that the existence of such structure at a particular location for any length of time constitutes an immediate hazard to the public health, safety or welfare, then the City shall proceed to authorize the work necessary to remove such structure and the Permittee shall be responsible, pursuant to Section 4-8-L-9 for any damage or expense incurred by the City in the removal of any such building.

Article 4-8-M INTERNATIONAL SWIMMING POOL AND SPA CODE

Section 4-8-M-1 INTERNATIONAL SWIMMING POOL AND SPA CODE ADOPTED.

The International Swimming Pool and Spa Code (ISPSC), 2018 Edition (fourth printing), including Appendices A, B, and C, published by the International Code Council, Inc., 4051 West Flossmoor, Country Club Hills, IL 60478-5975, hereafter referred to as the Pool and Spa Code, is hereby adopted by reference and made a part of this Chapter and Article save and except such parts or portions thereof as are specifically deleted, added, or changed in this Article.

At least one (1) copy of said International Swimming Pool and Spa Code (ISPSC) will be kept on file in the office of the City Clerk, marked or stamped "Official Copy as Incorporated by Ordinance No. 5696," with all sections or portions thereof intended to be deleted or changed clearly marked to show any deletions, additions, or changes.

Section 4-8-M-2 SCOPE AND ADMINISTRATION.

Section 101.1 of the International Swimming Pool and Spa Code is hereby amended to read as follows:

<p>101.1 Title. These regulations shall be known as the Pool and Spa Code of the City of Lenexa, Kansas hereinafter referred to as "this code."</p>
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Section 105 of the International Swimming Pool and Spa Code is hereby repealed and a new Section 105 is added to read as follows:

105.1 Permits. The administration of permits shall be governed by the provisions contained in Chapter 1 of the International Building Code as adopted by the City of Lenexa.

Section 107 of the International Swimming Pool and Spa Code is hereby repealed and a new Section 107 is added to read as follows:

107.1 Violations. Violations of this code shall be administered by the provisions contained in section 4-8-A-8 of the Lenexa City Code.

107.2 Unsafe installations. Whenever the code official declares an installation as unsafe the process and administration for addressing the condition shall be governed by the provisions contained in the International Property Maintenance Code as adopted and amended.

Section 108 of the International Swimming Pool and Spa Code is hereby repealed and a new Section 108 added to read as follows:

108.1 Means of Appeal. Appeals to orders, decisions, or determinations by the building official relative to the application and interpretation of this code shall be governed by the provisions contained in Section 4-8-A-7 of the Lenexa City Code.

Section 109 of the International Swimming Pool and Spa Code is hereby added to read as follows:

109.1 Demolition. The administration of demolition shall be governed by the provisions contained in Chapter 1 and Chapter 33 of the International Building Code as adopted by the City of Lenexa.

Section 4-8-M-3 STRUCTURE WALL AS BARRIER.

Section 305.2.4 of the International Swimming Pool and Spa Code is hereby deleted.

Section 305.4 of the International Swimming Pool and Spa Code is hereby amended to read as follows:

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. For one- and two-family dwellings, operable basement and grade level windows having a lock height of less than 48 inches above the indoor finished floor and all

doors shall have a whole house security system or other approved alarm that produces an audible warning when the window or door is opened.

2. In other than one- and two-family dwellings, operable windows having a sill height of less than 48 inches above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches and not less than 48 inches above the finished floor.
3. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.
4. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

Article 4-8-N UTILITY POLES AND UNDERGROUND CONDUITS

Section 4-8-N-1 UNDERGROUND WIRES REQUIRED.

Every person shall place all or any portion of their wires and cables underground in subsurface conduits or such other suitable and acceptable method or type of underground installation as meets existing safety standards prescribed by the City Council, based upon the National Electrical Code (NEC), when hereinafter installing or replacing same for telephone, telegraph, electric light, cable TV or power purposes in the following situations:

- A. As part of new construction of a structure; or
- B. Construction of an expansion greater than 50 percent of the square footage of the existing structure; or
- C. Reconstruction of an existing structure damaged by greater than 50 percent of its fair market value as set by the Johnson County, Kansas Appraiser.

Section 4-8-N-2 UNDERGROUND WIRES AND CABLES REQUIRED; VARIANCES AND EXEMPTIONS.

A. Temporary Variances.

1. The City Administrator may grant a specific variance to permit the temporary installation, erection, construction or maintenance of poles, wires and other overhead structures for the provision of temporary electrical power or communication services where reasonably required for emergency, building construction or other temporary purposes for a time period not to exceed 1 year in duration.
2. Written requests for the extension of the 1 year time period shall be submitted to the City Administrator for consideration. Upon comment from the City Engineer and Community Development Director, the City Administrator shall approve or deny said request.

B. Permanent Variances. Persons required to place cables and wires underground pursuant to Section 4-8-N-1 of this Article may appeal such requirement by submitting a written request for review to the City Administrator. The City Administrator may grant full or partial relief based on good cause, such as the following factors:

1. Character of surrounding neighborhood and whether cables and wires are underground;
2. Extremely high cost of placing the wires and cables underground in relation to the proposed development;
3. Potential of serious environmental or aesthetic damage, such as removal of significant number of trees.

C. Exemptions. The following utility installations shall be exempt from the provisions of Section 4-8-N-1 of this Article; provided, that all plans and specifications are reviewed and approved in accordance with Section 4-8-N-5 of this Article:

1. All electric power lines rated at or above "feeder" line class,* when located within a public right-of-way or utility easements and along the perimeter or exterior boundaries of residential subdivisions, commonly-owned tracts or parcels developed under 1 preliminary site development plan. For the purpose of this Article, a feeder line is an electrical circuit which provides a rating of 3,000 KVA and electricity directly from a power substation.
2. All telecable or telephone lines rated at or above "trunk" line class,* when located within a public street right-of-way or utility easements and along the perimeter or exterior boundaries of residential subdivisions, commonly-owned tracts or parcels developed under 1 preliminary site development plan. For the purpose of this Article, a trunk line is the utility line within a system with a 0.75 inch diameter.
3. Poles and appurtenant devices used exclusively for street or area lighting or for traffic-control facilities.

4. Electric power substations and related appurtenances and apparatus provided that plans are reviewed and approved in accordance with Title 4.
5. Transformer and other customary appurtenances to underground installation.
6. Replacement of damaged or worn, existing overhead lines.

Section 4-8-N-3 ACCESSIBILITY TO UNDERGROUND WIRES.

Every person placing his telegraph, telephone, electric light, cable TV and power wires and cables underground in subsurface conduits or such other suitable and acceptable method and or type of underground installation as meets existing safety standards prescribed by the City Council shall have the right to place such necessary manholes and appliances for affording access to such conduits, wires, cables and making connections therefrom to subscribers and stations. Such conduits, manholes and appliances shall be constructed and the wires and cables placed therein in such manner as not to injure or destroy any vault, sewer, water or gas pipes.

Section 4-8-N-4 DESIGNATED LOCATIONS.

All utility construction must be done within the right-of-way or easement, and the City Engineer shall indicate the depth at which these installations shall be made. It shall be unlawful for any person now having or maintaining any poles, telegraph, telephone, electric light, cable TV or power overhead wires or cables designated to construct, keep or maintain any poles, overhead wires or cables, except such as may be necessary to make connections with presently existing subscribers and presently existing stations from said underground lines from and after the date of said order.

Section 4-8-N-5 PERMIT REQUIRED.

When any person shall desire to make any excavation in any street, alley, highway, easement or City right-of-way for any of the purposes herein named, such person shall obtain a permit therefor from the Community Development Department, which permit shall state the portions of the streets, alleys, highways, easements or City rights-of-way on which the work is to be done.

Section 4-8-N-6 GRADING, RE-GRADING.

Whenever the City shall grade or re-grade any street, alley, highway, easement or City right-of-way along or across which any person has laid any pipe or conduit or underground lines, the person owning or using such pipe or conduit or underground lines shall, at his own expense, change such pipe or conduit to conform to the street, alley, highway, easement or City right of way so graded or re-graded on an order thereof from the City Engineer.

Section 4-8-N-7 CITY HELD HARMLESS.

Every person placing telegraph, telephone, electric light, cable TV or power wires or cables, electric wires or cables underground in subsurface conduits or other suitable manner and method approved in conformance with this Code shall save and hold the City harmless from all damages for personal or other injuries either to private individuals or corporations or to any property for which the City may, in any way, become liable resulting from or growing out of any negligence or want of care on the part of any persons in the construction of any pipe, conduit or other appliance or any defective construction, unsound material or want of repair of any conduits or underground lines, wires, cables, manholes or other appliances used, maintained or constructed by such person under this Article or any ordinance or franchise heretofore granted to any such firm.

Section 4-8-N-8 FRANCHISE AGREEMENTS.

This Article shall be made and become by reference a part of all franchise agreements made by the City and any person servicing the City with telegraph, telephone, electric light, cable TV and power.

Section 4-8-N-9 PENALTY.

Violation of any of the provisions of this Article will be subject to Section 1-1-C-3 of the City Code.

Article 4-8-O SUBSURFACE SPACE BUILDING CODE

Section 4-8-O-1 PURPOSES.

These regulations shall apply only to subsurface space, as generally outlined in the Lenexa Mining Properties Map of the Lenexa *Comprehensive Plan*. These codes shall apply only to those subsurface properties with a Planned Business Park (BP-S), Subsurface Use Zoning designation. Except for related mine entrances, ventilation shafts and surface utility easements, it is not the purpose of this Article to provide direct regulation of surface uses which are separately regulated by the applicable zoning district. The further purposes of these regulations are:

- A. To recognize the interests of owners of subsurface space in the City who do not own the surface rights or who own only limited surface rights;
- B. To enhance the local economy by encouraging the re-use of subsurface space for offices, manufacturing, warehousing, wholesale distribution and other compatible activities;

- C. To ensure that subsurface space uses are appropriate, safe (restricted storage/use of hazardous materials and substances) and are consistent with the *Comprehensive Plan*;
- D. To provide efficient streamlined regulations for the circumstances of mixed subsurface space uses, including the need for planning flexibility with regard to potential future tenant occupancies;
- E. To protect the health, life safety, public welfare and property both for those persons who use the subsurface spaces and of those who use the surface above and adjacent to them; and
- F. To recognize a limited, but reasonable, time proportionate to the magnitude of any violation, the disruption of service, and the degree of hazard, may be necessary for compliance.

Section 4-8-O-2 BUILDING AND FIRE CODES.

- A. **Building Code:** The provisions of this Article are in addition to the *International Building Code*, adopted by the City in Section 4-8-A-1 of this Chapter.
- B. **Fire Code:** The provisions of this Article are in addition to the *International Fire Code* adopted by the City in Section 4-8-B-1 of this Chapter.
- C. **Other codes:** Where the *International Building, Fire, Plumbing, or Mechanical Codes* or the *Electrical Code* are referenced in this Article they shall be used synonymously with the respective codes adopted in Chapter 4-8 of the Lenexa City Code.

Section 4-8-O-3 PERMIT AND OCCUPANCY REQUIREMENTS.

- A. **Application for Permit and/or Certificate:** All group BP-S occupancies shall make application for a building permit and/or certificate of occupancy as required for a surface occupancy. Approval shall be subject to compliance with all applicable sections of this Article. Occupancy shall include all areas outside the particular subsurface building which are accessory to the use of a particular building including such areas as parking, storage areas, loading docks, trash containers, public ways, streets, and yards.
- B. **Subsurface Master Evacuation Plan:** A Subsurface Master Evacuation Plan is required to be submitted to the building official and fire chief for review and approval. The plan shall define public ways, streets and paths intended to provide evacuation routes to the exterior. The Subsurface Master Evacuation Plan shall be updated and

resubmitted for approval when public ways, streets and other evacuation routes are altered.

C. **Subsurface Master Ventilation Plan:** A Subsurface Master Ventilation Plan, certified by a professional engineer registered to practice in the State of Kansas, is required to be submitted to the building official and fire chief for review and approval. The plan shall describe the intended approach to air qualities described in this Article. The plan shall show the location and size (in cfm) of all exhaust fans, ventilation fans and controls. The Subsurface Master Ventilation Plan shall be updated and resubmitted for approval when major systems are altered.

D. **Geotechnical Engineering Studies:** Note that these studies shall only be required of the initial tenant of a building. In conjunction with the building permit application for an individual tenant and/or phase of a subsurface space, an engineer, registered to practice in the State of Kansas, with competence in the field, and selected by the developer, shall prepare a report reviewing the structural integrity of the mine. The developer may select the consulting firm, with approval from the Community Development Director, provided that adequate information is submitted concerning:

1. The consulting or subconsulting firms previous experience with mine stability investigations;
2. The consulting or subconsulting firms geological, geological engineering, geotechnical engineering, rock or mining engineering expertise; and
3. Client contact listing of similar projects. Once selected, the engineering firm shall submit the following information in the form of a geotechnical report to the Community Development Director for review:

a. **Surveys:**

1. **Surface Survey:** A boundary survey of the surface of the proposed tenancy/phase at a scale of 1" = 100' (unless otherwise approved), tied to existing section corners, with USGS Sea Level datum contours at 2 foot intervals.
2. **Subsurface Survey:** A mine survey tying surface coordinate grid to subsurface space coordinate grid. This survey should show locations, size, pattern and spacing of pillars, and existing and proposed portal entrances with a horizontal accuracy of plus or minus 1 foot. This survey should also illustrate those areas of other mines directly adjacent (within 100 yards) to the subject tract as well as those portions of other mines being utilized for ventilation or access purposes to the subject subsurface development. Floor and ceiling spot elevations shall also be made for the center of each room and a contour of the floor surface at 6 inch intervals (ignoring pillars) shall be completed for drainage purposes.

- b. **Geological Information:** (Note: the following information should be provided for the subject tract and for those portions of adjacent mines being utilized for ventilation or access purposes.) The data requested below may be obtained through interpolation of the preliminary plan data if the consultant believes the information is sufficient.
1. **Borings:** A sufficient number of borings as needed for licensed registered engineer to determine geological profile and evaluate structural integrity of the mantel.
 2. **Profile Section Cuts:** Vertical profile of rock and overburden from the roof of mined area to ground surface, labeling and giving the depth of each successive geological layer. Show the elevation of the ground surface, mine floor, and roof at each profile location. These vertical profiles need to be provided in a grid pattern sufficient to give a clear picture of the entire area proposed for development. The vertical profile locations need to be shown on a plan of the total area and labeled for reference. On the same map, location and reference distance to outcrop should be shown.
 3. **Roof Beam Thickness:** Provision of isopach map illustrating roof beam thickness.
 4. **Overburden Thickness:** Provision of isopach map illustrating overburden thickness.
 5. **Floor Material:** In a short narrative format indicate floor material and composition thickness.
- c. **Geotechnical Evaluations:**
1. **Structural Calculations:** Submittal of all needed structural calculations including; determine original compressive stress loading of the rock layer prior to the mining operation; the projected loading to the support pillars; and a complete analysis of the loading patterns and support capability of the pillars, rock mantel and floor of the mined area with the ultimate above ground/below ground development proposed.
 2. **Subsurface Final Structural Inspection:** A detailed room by room inspection of the subsurface space proposed for occupancy shall be undertaken. This inspection should indicate such things as; the surface condition of the roof mantel, pillars and floor with detailed descriptions of any observed cracking, sloughing, chipping or other deterioration. Show and describe any evidence of water infiltration. (Video tape and/or pictures required for problem areas.)

3. **Recommended Structural Modifications:** Submittal of all proposed structural modifications, including any needed minor blasting for final room/corridor trim work or loading dock creation.

E. **Consultant Certification of Structural Adequacy:** The following certification is required from the developer's geotechnical consultant:

I have personally observed the subsurface space described as: _____ . I have personally supervised and reviewed the computations of data and supportive information; Required on-site room by room inspections were completed. I have also completed the calculations, analysis, recommendations and conclusions as set forth in the "Geotechnical Engineering Studies" of this Section. As a professional engineer, registered to practice in the State of Kansas, I hereby certify, to the best of my professional judgment, that there is no visible evidence of structural integrity problems in the areas outlined in the attached survey for final occupancy.

Name: _____

Registration No.: _____

Signature: _____

Date: _____

F. **Annual Certifications and Reviews:** Developer shall perform the following annual certifications and reviews and records of the completed certifications and reviews shall be maintained by the developer and be presented upon request by the City:

1. **Geotechnical Engineering Inspections:** A room by room visual inspection of all portions of the subsurface development having final occupancy approvals shall be undertaken during the year by a person with competence in the field. This inspection should indicate such things as; the surface condition of the roof mantel, pillars and floor with detailed descriptions of any observed cracking, sloughing, chipping or other deterioration. Any water infiltration problems should be described in detail. (Video tape and/or pictures required for problem areas.) Additional inspection techniques, common to the industry (convergence measurements, etc.), shall be performed as needed. The consulting engineer shall review all inspection data, field verify potential problem areas, make recommendations, if needed, and complete the following certification:

I have personally observed the subsurface space described as: _____ . I have personally supervised and reviewed the monitoring data and supportive information. I completed on-site inspections of occupied areas where deemed necessary; and I have completed the analysis, recommendations and conclusions as set forth in the "Geotechnical Engineering Studies" of this Section. I certify that I am currently a professional Engineer registered to practice in the State of Kansas.

Name: _____
Registration No: _____

Signature: _____
Date: _____

2. **Air Quality:** A certified industrial hygienist, shall certify that the air quality in the occupied areas of the subsurface development complies with the current OSHA work environment standards set forth for carbon monoxide, particulates and radon. The certified industrial hygienist shall create an air quality report, including required air quality readings (taken in those areas most likely to have high readings). The frequency of and location of monitoring shall be determined by the Codes Administrator but in no case shall the minimum frequency required be less than 2 months.
 3. **Smoke Evacuation Plan Test:** Developer shall perform an annual smoke evacuation test showing results of air flow and clearing rates and conformance with the approved Subsurface Master Ventilation Plan. This exercise shall include operation of all smoke dampers and testing of the smoke detectors in all air handling systems. Developer shall notify the Fire Department prior to conducting the test so that the Fire Department may attend and observe the test.
 4. **Emergency Evacuation Drill:** Developer will conduct an annual emergency evacuation drill in conjunction with Lenexa Fire Department officials and modify Subsurface Master Evacuation Plan, as needed.
 5. **Fire Sprinkler Maintenance:** The developer or tenant shall maintain a copy of the current maintenance plan which shall be subject to approval by the Fire Department and shall provide for annual certification of the sprinkler system by a fire sprinkler contractor or stating that the system is in compliance with applicable sprinkler codes
- G. **Compliance or Modification to Subsurface Master Plan Components:** All proposed occupancies shall be reviewed for compliance with the projects approved Subsurface Master Plan. Modifications to the Master Plan may be requested by staff.
1. **General:**
 - a. Group BP-S occupancies shall be: a subsurface structure constructed out of a horizontal layer(s) of solid limestone and shale by an approved excavation method of mining when such subsurface space is developed for use as manufacturing, offices, warehousing, storage facilities and other classes of occupancy, approved through the provisions of this Section and Section 4-1-B-21 of this Title.

- b. Since the basic subsurface space is formed of solid limestone or solid limestone and shale, it shall be considered Type I construction as defined in the *International Building Code*, as adopted in Chapter 4-8 of the Lenexa City Code.
- c. Each individual subsurface building shall be classified and developed in accordance with the applicable requirements set forth in the *International Building Code*, as adopted in Chapter 4-8 of the Lenexa City Code.

2. Exit Facilities:

- a. The streets and roadways throughout the subsurface space shall be considered to be horizontal, continuous and unobstructed means of egress to either the exterior of the subsurface space through portals or to a refuge area in another building in the subsurface space
- b. One or more areas of refuge and/or refuge chambers or exist passageways shall be provided in new and existing subterranean spaces where travel distance from any building exit to the exterior of the subterranean space exceeds ½ mile (2,640 feet).
- c. Each area of refuge and/or refuge chamber shall comply with the following:
 - 1. Each area of refuge and/or chamber shall provide 10 square feet of floor area for each person it is intended to serve.
 - 2. Each area of refuge and/or refuge chamber shall have an engineered fresh air system that provides fresh air through a borehole from the surface during a fire emergency. Air quantity shall be either at least 20 standard cubic feet per minute per person or the minimum required to prevent smoke infiltration, whichever is greater.
 - 3. Each area of refuge and/or chamber shall be provided with positive pressure of 0.05 inches/water gauge relative to the adjacent space.
 - 4. Entrance and exit from the area of refuge and/or refuge chamber shall be through a vestibule equipped with doors that have self-closing devices.
 - 5. Area of refuge and/or refuge chambers shall be provided with food, drinking water, emergency lighting, blankets, toilet facilities, and first-aid kits in quantities appropriate to the intended usage.
 - 6. Two-way voice communications capabilities with the fire command center shall be provided in each area of refuge and/or refuge chamber.

7. Areas of refuge and/or refuge chambers shall be separated from the remainder of the subterranean space by walls with at least a 2-hour fire resistance rating.
 8. Areas of refuge and/or refuge chambers shall be permitted to be used during normal operations for other purposes provided that they are always available for refuge purposes.
 9. The surface borehole shall be permitted to be an exhaust ventilation shaft provided that the direction of airflow can be reversed during an emergency by controls located in the area of refuge and/or refuge chamber.
- d. Exit passageways shall comply with the following:
1. An exit passageway shall be separated from the remainder of the space by walls with at least a 1-hour fire resistance rating.
 2. An exit passageway shall be supplied with outside air sufficient to provide positive pressure of 0.05 inches/water gauge relative to the subterranean space.
 3. Opening other than required exists from normally occupied building spaces and common spaces shall not be permitted.
 4. Penetrations other than ducts, sprinkler piping, and electrical conduit serving the exit passageway shall not be permitted.
 5. The width of an exit passageway shall be adequate to accommodate the aggregate required capacity of all exits discharging through it, but in no case shall be less than 44 inches.
3. **Light, Ventilation and Sanitation:** All portions of Group BP-S occupancies customarily used by human beings shall be provided with artificial light, air and sanitary facilities as required in this Article for the individual occupancy of the developed areas in accordance with surface building codes. Toilet facilities shall be located either in the developed occupancies or conveniently nearby in the subsurface space.
 4. **Shaft Enclosures:** Elevator shafts, vent shafts, exit stairways and other vertical openings extending to the exterior or other floors of the subsurface space, shall be designed and built as required for 2-hour fire-resistive construction.
 5. **Emergency Phone Boxes:** Emergency phone boxes shall be placed at each fire hydrant location along all roadways and shall be prominently marked with luminescent signage. Each phone box shall contain a receiver with a direct link to

the central control center and a standard phone jack connected to a second line for the exclusive use of emergency personnel.

6. **Fire Protection Systems:** Fire protection systems shall be provided as required by this Section 4-8-O-9 of this Article. Such systems shall be continuously maintained in reliable operating condition at all times, and such periodic inspections and tests shall be made as are necessary to ensure proper maintenance. When an automatic sprinkler system is out of service for more than 4 hours within a 24 hour period, the building shall be evacuated and the Fire Department shall be notified immediately.
7. **Special Hazards:**
 - a. No hazardous occupancies (*International Building Code* Group H occupancies) will be allowed in any subsurface space.
 - b. No hazardous materials, liquids or chemicals shall be stored in Group BP-S occupancies except as permitted in Table No. 307.1(1) and 307.1(2) of the *International Building Code* as amended and Chapter 50 of the *International Fire Code* as adopted in Chapter 4-8 of the Lenexa City Code. All applications for a building permit or a certificate of occupancy in a subsurface space shall include a comprehensive list of all actual or anticipated hazardous materials, subject to Chapter 50 of the *International Fire Code*, to be stored within the subsurface space. During the term of the building permit or certificate of occupancy in a subsurface space, the permit holder shall be required to maintain and update the aforementioned comprehensive list of hazardous materials stored and shall immediately notify the Fire Chief of any amendment or other change to such comprehensive list.
 - c. All applications for a building permit or a certificate of occupancy in a subsurface space shall include a comprehensive list of all actual or anticipated commodities to be stored within the subsurface space, the commodity classifications as provided in Section 3203 of the *International Fire Code*, the maximum allowable storage quantities, and the method of storage. The permit holder shall be responsible for maintaining a working knowledge of the subsurface space subject to the building permit or certificate of occupancy and the limitations of use or commodity storage. During the term of the building permit or certificate of occupancy in a subsurface space, the permit holder shall be required to maintain and update the aforementioned comprehensive list of commodities stored and shall immediately notify the Fire Chief of any amendment or other change to such comprehensive list.
 - d. All applications for a building permit or a certificate of occupancy in a subsurface space shall be reviewed by the Codes Administrator and the Fire Chief, or their representative, for the level of hazard represented and shall require approval of both prior to construction and/or occupancy of such space.

- e. Appeals of the decisions of the Codes Administrator and/or Fire Chief shall be made to the *Building Code* Board of Appeals.*

*See Section 4-8-B-4 of this Chapter

- f. Every room containing a boiler, furnace or central heating plant shall be separated from the rest of the subsurface space by at least 2-hour fire-resistive construction; shall have a minimum of 2 fire-rated means of access, 1 for personnel use not less than 3 feet in width and 1 large enough to permit removal of the largest unit; and no other openings shall be permitted from this room to the subsurface space other than pipes, ducts or conduits, properly sealed. All combustion air, chimney or flue vent, relief vent(s) and fuel piping shall enter this boiler-furnace room directly to and from the exterior. All such equipment shall exhaust directly to the surface. All other installation, operating and maintenance provisions shall be as required by this Code and the International Mechanical Code.

8. Emergency and Exit Signs:

- a. All streets and roadways within the subsurface space shall be identified for emergency purposes by readily visible signs. Lettering shall be not less than 4 inches high and not less than a ½ inch wide stroke and shall be of luminescent finish. The signs shall not be higher than 4 feet above the road surface.
- b. Street names and building addresses shall be approved by the Community Development Department
- c. Each pillar on each side of a street or roadway shall be identified by name, letter or number; and below each street sign shall be a large directional arrow with the word "EXIT" in letters not less than 6 inches high nor less than a ¾ inch wide stroke. All signs and letters shall be of reflective or luminescent paint. The exit arrow shall point in the direction of the nearest exit or horizontal exit.
- d. All street identification and exit routing shall be shown on color coded maps of the subsurface space, shall be distributed to all personnel using the facility; shall be posted in all offices; shall be posted at the entrances and exits; and shall be given to the police and fire departments having jurisdiction in the facility. The maps shall be brought up-to-date annually as required to be current.

9. Central Control Station:

- a. Every Group BP-S occupancy shall contain a central control station near an entrance portal of the subsurface space. Such station may serve as a guard room, security office or manager's office. The station shall contain an annunciator panel which has a separate electrically operated visual signaling device for each remote alarm initiating (automatic) device, such as fire detectors, smoke

detectors, water flow switches and for each manual alarm initiating device, such as a manual pull station or manually operated switch.

- b. At or near the annunciator panel shall be a large map indicating in reasonable detail the entire subsurface space, identifying by letter, name and/or number each pillar, each building, each area of refuge and each tenant space. The location of each manual or automatic detection device shall be identified by a pilot light with coded letter and/or number to match the visual signal on the annunciator panel. They shall be wired in parallel so that the person in charge or firemen can immediately locate an emergency.
- c. Any 1 of the remote manual or automatic alarm indicating devices shall set off an alarm through audible and visual signals such as flashing lights, bell, horn sirens or a voice system. These shall be capable of being operated from the central control station on a building by building basis and/or as a general alarm throughout the entire subsurface space. The alarm should be designed to be heard or seen by all occupants within the building and/or entire subsurface space as specified for the voice communication system, as well as transmitting an alarm automatically to the local fire department.

10. Subsurface Communication Repeaters: The subsurface development shall be provided with a constant and unobstructed communication network for emergency communications via repeats or other such device throughout the developed areas of the subsurface space and shall have an emergency backup power source capable of operating this system for a minimum of 4 hours.

Section 4-8-O-4 FIRE RESISTANCE OF BUILDING WALLS.

A. **Exterior Walls:** Exterior walls of subsurface buildings shall be of at least 2-hour fire-resistive construction.

Exceptions:

1. Nonbearing exterior walls may be of unprotected nonrated construction when they are at least 40 feet from the closest edge of an adjoining street or public way.
2. All opening protectives in nonbearing exterior walls shall conform to the requirements of the *International Building Code* and shall be protected by a fire assembly having at least a $\frac{3}{4}$ -hour fire protection rating when located less than 40 feet from the closest edge of an adjoining street or public way. Openings shall not be permitted less than 20 feet from the closest edge of an adjoining street.

B. **Ventilation Corridor Walls:** Ventilation corridor walls shall be of at least 2-hour fire resistive construction.

Exception: All opening protectives in ventilation corridor walls shall conform to the requirements of the *International Building Code* and shall be protected by a fire assembly having a 1½-hour fire protection rating.

C. **Interior Walls and Permanent Partitions:** All interior walls and permanent partitions shall be of noncombustible materials. Fire-retardant treated wood shall not be allowed within these assemblies.

D. **Demising Walls:**

1. Demising walls which separate tenant spaces shall be of at least 2-hour fire resistive construction. Fire-retardant treated wood shall not be allowed within these assemblies.
2. Other provisions of the *International Building Code* shall apply when not in conflict with this Article.

Section 4-8-O-5 TYPE I OR TYPE II CONSTRUCTION REQUIRED.

All construction on or in the subsurface space shall be of Type I or Type II construction as contained in the *International Building Code*.

Section 4-8-O-6 ALLOWABLE FLOOR AREAS - ONE STORY AREAS.

The net allowable floor area of a building shall not exceed the limits set forth in the *International Building Code*.

Section 4-8-O-7 ALLOWABLE AREA INCREASES.

A. **General:** The floor areas specified in Section 4-8-O-6 of this Article may be increased as permitted in the *International Building Code* except as further modified in this Section.

B. **Unlimited Area Not Allowed:**

1. No building of any occupancy classification shall be permitted to have unlimited area. The maximum net usable area for any construction type or occupancy classification shall be 360,000 net usable square feet.
2. Combinations of spaces which are greater than 360,000 net usable square feet due to area separation walls shall be provided with exterior access as required by the Fire Department.

Section 4-8-O-8 REQUIREMENTS BASED ON CONSTRUCTION.

- A. **Applicable codes.** Each individually developed area shall be constructed in accordance with the applicable requirements set forth in the adopted International Building, Fire, Plumbing, Mechanical, Existing Buildings Code, and Electrical Code contained in Title 4-8 of the Lenexa City Code and this Article. Where there are conflicts between this Article and other codes the requirements of this Article shall apply.
- B. **Certificate of Occupancy.** All subsurface buildings for which a certificate of occupancy has been issued shall be subject to annual inspections as required in Section 4-8-O-3 of this Article.
- C. **Changes in use.** The owner of each subsurface building in which there is to be a change in use or change of occupant shall make application for a new certificate of occupancy prior to any new use or new occupancy.
- D. **Means of egress.** Every building or portion thereof shall be provided with a means of egress as provided in the International Building Code, the International Existing Buildings Code, and as modified in this Article.
- E. **Areas of refuge.** Areas of refuge shall be provided as indicated in this section.
1. **General:** A required refuge area shall have enclosing walls of 4-hour fire-resistive construction. The entrance and exit shall be thru a vestibule. Doors to both the vestibule and to the refuge areas shall have a 1½-hour fire-resistive rating and be provided with closing devices. No other openings shall be permitted in the walls of the refuge area.
 2. **Vestibule Size:** The vestibule shall have minimum dimensions of 44 inches in width and 72 inches in the direction of travel.
 3. **Ventilation:** The refuge area shall be provided with a fresh air intake from the outside (surface) and an exhaust fan for the purpose of removing any smoke which might be admitted during entry from the street. Such exhaust shall empty into the street in order to make the refuge area as smokeproof as possible.
 4. **Utilities:** Emergency lighting, ventilation and communication systems shall be provided for the refuge area to be available in case of emergency.
- F. **Key Boxes.** Key Boxes shall be provided in accordance with Section 506 of the International Fire Code, as adopted and amended by the City of Lenexa.

Section 4-8-O-9 FIRE PROTECTION SYSTEMS.

- A. **General:** Fire protection systems shall be provided as set forth in the International Fire Code, except when modified in this Article.

- B. **Sprinkler System Required:** All occupied areas of the subsurface space including all streets, yards, public ways, parking lots, loading docks, storage, and any other developed areas, shall be protected by an automatic fire-extinguishing system.
- C. **Wet Standpipes:** Approved wet standpipes shall be provided in buildings as required by the adopted International Fire Code or any other code adopted by the City.
- D. **Commodities/Density Study Required:** Prior to occupying any subsurface space, tenant shall provide the code official with a commodities/density study, validating the Suppression Systems ability to adequately protect the proposed commodities.

Section 4-8-O-10 FIRE HYDRANTS.

- A. **Where Required:** Fire hydrants shall be located at not more than 500 foot intervals.
- B. **Water Supply:** All new and existing buildings shall be provided with an adequate and reliable water supply as approved by the authority having jurisdiction. Approved fire hydrants shall not have less than a 6 inch connection with the water main. A valve shall be installed in the connection to the main. All water supply systems shall be looped and double fed.
- C. **Inlet:** Each hydrant shall have a 6 inch inlet.
- D. **Outlets:** Each new or replacement hydrant shall have two 2½ inch hose outlets.
- E. **Pumper Connection:** Each hydrant shall have one 4 inch Storz connection.
- F. **Physical Protection:** Each hydrant shall be protected from physical damage when subject to damage from vehicles.
- G. **Thrust Protection:** Thrust protection shall be provided at all pipe turns by installing steel anchors, thrust blocks or other approved methods.
- H. **Fire Hydrant Maintenance:** Fire hydrants shall be installed and maintained in accordance with all applicable NFPA standards.

Section 4-8-O-11 MECHANICAL SYSTEMS - HEATING AND COOLING.

When heating and cooling systems are provided in any portions of Group BP-S Occupancies, such systems shall be installed in accordance with the International Mechanical Code.

Section 4-8-O-12 VENTILATION.

- A. **General:** The quality of air in Group BP-S Occupancies shall be certified annually as established in Section 4-8-O-3-I of this Article.

- B. **Positive Pressure:** Each building and demised space shall have a ventilation system capable of maintaining positive pressure with fresh air pulled from the ventilation corridor. Such system shall be able to pressurize the area to a minimum of 0.05 inches water gauge in a sprinkler area in accordance with the Suggested Minimum Design Pressure Difference Across Smoke Barriers in NFPA 92A.
- C. **Emergency Ventilation:** Provisions shall be made to provide emergency ventilation for each tenant space and the subsurface space which will be under the direction and control of the Fire Department thru the Central Control Station as provided in Section 4-8-O-3-J-9 of this Article.
1. **Tenant Space:** Each tenant space shall be provided with a separate exhaust fan able to move smoke from that tenant space to the ventilation corridor at a minimum velocity of 50 feet per minute or in accordance with the latest version of the applicable ASHRAE Application Handbook, referencing smoke control.
 2. **Ventilation Corridor:** The subsurface space shall be provided with an exhaust system able to move smoke from the ventilation corridor at a minimum velocity of 100 feet per minute or in accordance with NFPA 130. Where the ventilation corridor passes thru or utilizes unoccupied spaces, walls of the corridor may be formed by using plastic sheeting as approved by the Fire Department. All portal openings shall be able to be closed for proper function of the smoke control system. Exhaust fans shall be reversible and sized for a minimum of 26,000 CFM each and shall be capable of being manually and automatically operated. Manual controls must be located at the fan and at the master control station. A smoke detector shall be provided at the location of each exhaust fan, tied to the central control station. When smoke is detected at the location of an exhaust fan, the exhaust fan shall automatically activate to evacuate the smoke. The other exhaust fans shall be operated by manual control to supply make-up air. Exhaust fan shut down shall be provided with manual controls.

Section 4-8-O-13 PLUMBING SYSTEMS - GENERAL.

Plumbing systems installed in Group BP-S Occupancies, including developed areas therein, shall comply with the applicable requirements of the International Building Code and the International Plumbing Code, except as modified by this Article.

Section 4-8-O-14 VENT TERMINATION.

Each vent pipe or stack serving a plumbing system in a building in a subsurface structure shall terminate vertically thru the roof or horizontally thru the wall of such building to a street or yard. When terminated thru a wall, the vent terminal shall be as high above the floor as possible and shall be at least 25 feet from any door, window or ventilation intake opening in the building wall. The open end of such vent terminal shall be covered with a protective screen.

Section 4-8-O-15 SUBSURFACE SEWER STRUCTURE TRAP.

- A. Whenever a building sewer serving a subsurface structure conveys sanitary sewage to a public sewer, a trap shall be installed on the main sewer line outside the subsurface structure. The purpose of the trap is to prevent odors or gases and/or pests from entering the subsurface structure plumbing system from the public sewer. It is not to be used as a ventilating duct for the public sewer.
- B. A fresh-air inlet shall be connected on the upstream side of this trap so as not to interfere with the cleanouts therein. The upper end of the fresh-air inlet shall terminate in a protected area at least 20 feet from a portal or other opening into the subsurface structure. The upper end of the inlet shall be turned down and shall be provided with a substantial protected screened cover. The air inlet must be sized properly and must remain open in order to maintain fixture trap seals in the plumbing system.

Section 4-8-O-16 ELECTRICAL SYSTEMS.

Electrical systems installed in Group BP-S Occupancies, including developed areas therein, shall comply with the applicable requirements of the International Building Code and the National Electrical Code, except as modified by this Article.

Section 4-8-O-17 ELEVATOR SYSTEMS.

- A. **General:** Elevator systems installed in Group BP-S Occupancies, including developed areas therein, shall comply with the applicable requirements of the International Building Code and the elevators, escalators, walks, lifts, and hoists sections thereof, except as modified by this Article.
- B. **Emergency Access:** When it is not feasible to provide emergency doors at required intervals vertically for single elevators in subsurface structures, an alternate method of egress such as a ladder or stair shall be provided and separated from the elevator car by a smoke barrier partition.

Section 4-8-O-18 AREAS NOT PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.

- A. Undeveloped Areas in subsurface space, including, but not limited to, undeveloped areas located in Group BP-S Occupancies, which are not protected by an automatic fire-extinguishing system shall not be used for any purpose, including vehicle parking, truck or trailer parking or material storage. The developer shall be responsible for providing and maintaining an effective system that shall prevent the unauthorized use of the abovementioned areas.

- B. Subsurface spaces, including, but not limited to, Yards, Ventilation Corridors, Streets, and Public Ways, not protected by an automatic fire-extinguishing system shall remain free of all combustible material, including, but not limited to, storage, trash, trailers, construction debris, and parked vehicles.

Section 4-8-O-19 PENALTY.

Any person convicted of a violation of any of the provisions of, or failing to comply with, any of the mandatory requirements of this Article shall be subject to the enforcement remedies and punishable as set out in Section 1-1-C-3 of the City Code.

Section 4-8-O-20 DEFINITIONS.

Definitions shall be as provided in the adopted International Building, Fire, Plumbing, and Mechanical Codes, and the Electrical Code except as noted herein:

BUILDING - SUBSURFACE SPACE: The area created inside a subsurface space, when walls are constructed between support pillars in an enclosing fashion thereby creating a separate and distinct building.

NET USABLE AREA: The net square feet enclosed by the exterior walls of a subsurface building, less the calculated area of natural limestone pillars enclosed by the building.

PUBLIC WAY: Any parcel of land (space) unobstructed by development not less than 16 feet in width and with a clear height not less than 7 feet appropriated to the free passage of the public.

STREET: Any roadway which affords principal means of vehicular access and which has been specifically set aside for public and/or private use. No street shall be less than 20 feet in width and shall have a minimum vertical clearance of 13 feet 6 inches.

SUBSURFACE MASTER EVACUATION PLAN: A written plan illustrating evacuation routes, exits, portals and buildings within the subterranean space.

SUBSURFACE MASTER VENTILATION PLAN: A written plan illustrating the location and size (in cfm) of all exhaust fans, ventilation fans, and controls.

SUBSURFACE SPACE: The underground cavern resulting from the extraction of limestone rock and related material mined below grade in such a manner that the surface area of the property is not disturbed except in the vicinity of the entrances and easements serving the development.

UNDEVELOPED AREA: Subsurface space that has been mined but has not been altered for the use of advanced industrial capability, technological sophistication, or economic productivity.

VENTILATION CORRIDOR: A parcel of land (space) which meets or exceeds the dimensions required to be a public way and is identified on the approved master plan as a space through which fresh air will travel to reach various tenant spaces and/or the space into which smoke will be exhausted in the event of a fire within a tenant space. Such corridor shall lead to a portal or exhaust shaft.

YARD: An open unoccupied space, other than streets and public ways, unobstructed by development to a vertical clearance of not less than 7 feet.

Section Two: Penalty: Any violation of the above provisions shall be punishable in accordance with Section 1-1-C-3, unless otherwise specifically set out.

Section Three: Interpretation: This Ordinance shall be construed as follows:

A. **Liberal Construction:** The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

B. **Savings Clause:** The repeal of any Ordinance or Code Section, as provided herein, shall not revive an Ordinance previously repealed, nor shall the repeal affect any right which accrued, any duty imposed, any penalty incurred or any proceeding commenced, under or by virtue of the Ordinance repealed. Said Ordinance or Code repealed continues in force and effect after the passage, approval, and publication of this Ordinance for the purpose of pursuing such rights, duties, penalties, or proceedings.

C. **Invalidity:** If for any reason any chapter, article, section, subsection, sentence, portion or part of this Ordinance, or the application thereof to any person or circumstance, is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, City Code or other ordinances.

Section Three: Repeal: The existing Chapter 4-8 is hereby repealed.

Section Four: Effective Date: This Ordinance shall become effective on August 1, 2022, after passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED BY the City Council on June 21, 2022.

SIGNED BY the Mayor on June 21, 2022.

CITY OF LENEXA, KANSAS



[Redacted Signature]

Michael A. Boehm, Mayor

ATTEST:

[Redacted Signature]

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

[Redacted Signature]

Steven D. ShROUT, Assistant City Attorney