

ORDINANCE NO. 2024-3229

AN ORDINANCE REPLACING THE BUILDING CODES OF THE CITY OF CONCORDIA WITH NEW EDITIONS, AND ADOPTING CERTAIN AMENDMENTS THERETO; REPEALING CONCORDIA CODE SECTIONS 6-203, 6-204, 6-205, 6-206, 6-207, 6-208, 6-209, 6-210, 6-211, 6-212, 6-213, 6-214, 6-215, AND 6-216; AND AMENDING THE CONCORDIA CODE BY ADDING A NEW SECTIONS 6-203, 6-204, 6-205, 6-206, 6-207, 6-208, 6-209, 6-210, 6-211, 6-212, 6-213, 6-214, 6-215, AND 6-216.

BE IT ORDAINED by the governing body of the City of Concordia, Kansas:

SECTION 1. Sections 6-203, 6-204, 6-205, 6-206, 6-207, 6-208, 6-209, 6-210, 6-211, 6-212, 6-213, 6-214, 6-215, and 6-216 of the Code of Ordinances of the City of Concordia are hereby repealed as of the effective date set forth below.

SECTION 2. The Code of Ordinances of the City of Concordia is hereby amended, by adding a new Sections 6-203, 6-204, 6-205, 6-206, 6-207, 6-208, 6-209, 6-210, 6-211, 6-212, 6-213, 6-214, 6-215, and 6-216, which shall read as follows:

6-203. International Residential Code.

The standard code known as the International Residential Code for One and Two-Family Dwellings, 2018 edition published by the International Code Council, is hereby adopted as the residential code for the City of Concordia and is hereby incorporated by reference herein and made a part of this article as authorized in the manner prescribed by K.S.A. 12-3009 to 3012. Three copies shall be stamped "official copy as incorporated by Ordinance No. 2024-3229 with all sections to be or portions thereof intended to be omitted clearly marked to show any such omission, and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours.

6-204. Same; revised sections.

The following sections are hereby revised:

Section R101.1; insert: City of Concordia.

Section R102.7; omit: the International Property maintenance Code.

Section R103; omit entire section and replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section R105.2; Work exempt from a permit, omit item #2; fences not over 7 feet tall.

Add item #11; replacement of exterior wall coverings provided in compliance with section 703.

Add; item #12; roof covering materials, provided in compliance with section R905.

Add; item #13; window replacement, provided in compliance with Sections R312.2.

Sections R112.1 through R-112.2; omit entire sections, replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section R112. Board of Appeals: omit entire section, replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Table R301.2(1). Insert:

Ground Snow Load, 25.

Wind Design (mph); 115. Special Wind Region; No. Windborne Debris Zone; No

Topographic Effects; Yes.

Seismic Design Category; OA.

Subject to damage from:

Weathering; Severe. Frost Line Depth; 36 inches. Termite; Moderate to Heavy.

Winter Design temperature; 0-10 degrees Fahrenheit.

Ice barrier Underlayment required; No.

Flood Hazards: July 16, 2014.

Air Freezing Index; <1500.

Mean Annual Temperature; 0-55 degrees Fahrenheit.

Section R313 Automatic Fire Sprinklers; delete entire section.

Section R322 Flood-Resistant Construction; omit entire section, replace with: See Article 19 Flood Hazard Regulations of the Concordia Zoning Regulations.

Section R408.7 Flood Resistance Omit entire section, replace with: See Article 19 Flood Hazard Regulations of the Concordia Zoning Regulations.

Chapter 11, Energy efficiency; delete entire chapter. Replace with:

1101.1 The following minimum R-values shall be required on all habitable spaces of new residential one-and two-family dwellings and any habitable space additions to any one-and two-family dwellings.

Attic/roof/ceiling: R-38.

Walls: R-13

Habitable basement walls: R-10

Floors over unconditioned spaces: R-13

Section P2904, Dwelling Unit Fire Sprinkler Systems; delete entire section.

Section P2603.5.1 Sewer depth; Omit entire section and replace with; See section 20-420 Elevation of Building Sewer, of the Concordia Code of Ordinances.

Section P2603.5 last sentence omit 12 inches deep and replace with 48 inches deep.

Section P3104.5 Height above fixtures: at the end of the section add the sentence: If approved by the authority having jurisdiction a single branch vent for a toilet may go horizontal below finish grade or floor as long as it remains dry.

Section P3114.8 Prohibited installations: at the end of the section add the sentence: Air admittance valves shall be allowed in new construction only if approved by the authority having jurisdiction.

Section E3601.6.2 Service Disconnect location, shall be amended as follows: The service disconnecting means shall be installed at a readily accessible location outside the building. Service disconnect shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

Section E3902.2 Garages and accessory building receptacles; at the end of this section add: Exceptions:

1. Receptacles supplying garage doors only.
2. Receptacles supplying refrigerators and freezers.

Section E3902.5 Unfinished basement receptacles; at the end of this section add exceptions:

2. A receptacle supplying only a sump pump.
3. A receptacle supplying only a refrigerator or freezer.

Section E3902.16 Arc-fault circuit interrupter protection, omit the words: family rooms, dining rooms, living rooms, parlors, dens, sunrooms, recreations rooms and hallways. Add exceptions:

4. This section shall not apply where existing dwelling unit premises' wiring circuits make the application of this section impractical, as determined by the building official.

Add informational note: One example of the application of this exception is where the existing dwelling unit utilizes a listed panel board for which there is no listed device for the application of AFCI protection for a multi-wire branch circuit.

The following appendix chapters are adopted by reference:

Appendix A-Sizing and capacities of gas piping.

Appendix B- Sizing of venting systems serving appliances with draft hoods, category I appliances, and appliances listed for use with type B vents.

Appendix C-Exit terminals of mechanical draft and direct-vent venting systems.

Appendix D-Recommended procedure for safety inspection of an existing appliance installation.

Appendix F-Radon control methods.

Appendix G-Piping Standards for Various Applications.

Appendix H-Patio Covers.

Appendix J-Existing buildings and structures.

Appendix K-Sound transmission.

Appendix N-Venting methods.

Appendix P-Sizing of water piping system.

Appendix Q-Tiny houses.

6-205. International Building Code.

The standard code known as the International Building Code, 2018 edition published by the International Code Council, is hereby adopted as the building code for the City of Concordia, and is hereby incorporated by reference herein and made a part of this article as authorized in the manner prescribed by K.S.A. 12-3009 to 3012. Three copies shall be stamped "official copy as incorporated by Ordinance No. 2024-3229, with all sections to be or portions thereof intended to be omitted clearly marked to show any such omission, and shall be filed with the city clerk to be open to inspection and available to the public at all reasonable hours.

6-206. Same; revised sections.

The following sections are hereby revised:

Section [A] 101.1 Title; insert: City of Concordia.

Section [A] 101.4.4 Property Maintenance: Delete entire section. Replace with:

[A] 101.4.4 Electrical: The provisions of the NFPA 70 National Electrical Code, 2017 edition shall apply to the installation of electrical systems, including alterations, repairs, replacement equipment, appliances, fixtures, fittings and appurtenances thereto.

Section [A] 101.4.6 Energy: Delete entire section.

Section [A] 101.4.7 Existing buildings: Delete entire section

Section [A] 102.6 Delete: International Property Maintenance Code.

Section [A] 102.6.2 Delete International Property Maintenance Code.

Part 2-Administration and Enforcement

Section 103 Department of Building Safety: delete entire section, replace with; see sections 6-217 through 6-221 of the Concordia Code of Ordinances.

Section 104.10.1 Delete entire section, replace with: see Chapter 19 Floodplain Management Regulations of the Concordia Zoning Regulations.

Section [A] 105.2 Work Exempt from a permit: Delete item #2 Fences not over 7 feet high.
Add

#14 Replacement of roof covering.

#15 Installations of replacement windows not involving structural changes.

#16 Installation of exterior siding.

Chapter 11 Accessibility; delete entire chapter and replace with; Section 1101 General: Buildings and facilities shall be designed in accordance with the 2010 ADA Standards for Accessible Design, published by the Department of Justice, September 10, 2010.

Chapter 13 Energy Efficiency: Delete entire chapter.

Section 1612 Flood Loads: Delete entire section, replace with: see Chapter 19 Floodplain Management Regulations for the Concordia Zoning Ordinance.

Section 2901.1 delete the sentence: Private sewage disposal systems shall conform to the *International Private Sewage Disposal Code*. Delete the *Property Maintenance Code* and the *Existing Building Code*.

6-207. International Plumbing Code.

That a certain document, three copies of which are on file in the clerk's office of the City of Concordia, being marked and designated as the International Plumbing Code, 2018 edition as published by the International Code Council, be and is hereby adopted as the plumbing code for the City of Concordia, in the State of Kansas regulating the design, construction, quality of materials, erection, installation, alteration, repair location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provide; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties conditions and terms of said plumbing code on file in the office of the clerk of the City of Concordia are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in section 6-208 of this article.

6-208. Same; revised sections.

The following sections are hereby revised:

Section [A] 101.1; insert: City of Concordia.

Section [A] 102.2.1; Existing buildings. Delete entire section.

Part II Administration and Enforcement, Section 103; Department of Plumbing Inspection; Omit entire section and replace with: See section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section 106.6 Fees; omit entire section and replace with: see Section 6-202 of the Concordia Code of Ordinances.

Section 108.4; Violation Penalties; omit entire section and replace with: see section 6-201 of the Concordia Code of Ordinances.

Section 108.5; Stop work orders at the end of the section add: See section 6-217 through 6-221 of the Concordia Code of Ordinances

Section 109; Omit entire section and replace with: See section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section 905.4 Vertical rise of vent; add exception #2:

Exceptions:

2. If approved by the authority having jurisdiction a single branch vent for a toilet may go horizontal below finish grade or floor as long as it remains dry.

Section 918.8 Air admittance valves, prohibited installations; at the end of the section add the sentence: Air admittance valves shall be allowed in new construction only if approved by the authority having jurisdiction.

Section 1109; Combined Sanitary and Storm System: Delete entire section.

The following appendix chapters are adopted by reference;

Appendix B; Rainfall Rates

Appendix C; Structural Safety

Appendix D; Degree Day and Design Temperatures.

Appendix E; Sizing of Water Piping System.

6-209. International Mechanical Code.

That a certain document, three copies of which are on file in the clerk's office of the City of Concordia, being marked and designated as the International Mechanical Code, 2018 edition, as published by the International Code Council, be and is hereby adopted as the mechanical code for the City of Concordia, in the State of Kansas regulating the design, construction, quality of materials, erection, installation, alteration, repair location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provide; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties conditions and terms of said mechanical code on file in the office of the clerk of the City of Concordia are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 6-210 of this article.

6-210. Same; revised sections.

Section [A] 101.1; insert: City of Concordia.

Section [A] 103.1 Department of Mechanical Inspection, General; omit entire section and replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section 106.5 Fees; omit entire section and replace with: see Section 6-202 of the Concordia Code of Ordinances.

Section 108.4 Violation Penalties; omit entire section and replace with; see section 6-201 of the Concordia Code of Ordinances.

Section 109; omit entire section and replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

60-211. International fuel gas code.

That a certain document, three copies of which are on file in the clerk's office of the City of Concordia, being marked and designated as the International Fuel Gas Code, 2018 edition, as published by the International Code council, be and is hereby adopted as the Fuel Gas Code for the City of Concordia, in the State of Kansas regulating and governing fuel gas systems and gas fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties conditions and terms of said Fuel Gas Code on file in the office of the clerk of the City of Concordia are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 6-212 of this article.

6-212. Same; revised sections.

The following sections are hereby revised:

Section [A] 101.1 Title; insert: City of Concordia.

Section 103.1 Department of Inspection General; omit entire section and replace with: see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section [A] 106.6. Fees; omit entire section and replace with: see Section 6-202 of the Concordia Code of Ordinances.

Section 108.4 Violation Penalties; omit entire section and replace with: see section 6-201 of the Concordia Code of Ordinances.

Section 109; omit entire section and replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

The following appendix chapters are adopted by reference

Appendix A; Sizing and Capacities of gas Piping.

Appendix B: Sizing of Venting Systems Serving Appliances Equipped with draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents.

Appendix C; Exit terminals for Mechanical draft and direct vent Systems.

Appendix D; Recommended procedure for the safety inspection of an existing Appliance Installation.

6-213. International fire code.

That a certain document, three copies of which are on file in the clerk's office of the City of Concordia, being marked and designated as the International Fire Code, 2018 edition, as published by the International Code council, be and is hereby adopted as the Fire Code for the City of Concordia, in the State of Kansas regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions and penalties, conditions and terms of said Fire Code on file in the office of the clerk of the City of Concordia are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 6-214 of this article.

6-214. Same; revised sections.

The following sections are hereby revised:

Section [A] 101.1 Title; insert: City of Concordia.

Section 103.1 Department of Inspection General: omit entire section and replace with; see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section [A] 106.6.2 Fee schedule; insert: see section 6-202 of the Concordia Code of Ordinances.

Section 109: omit entire section and replace with: see section 6-217 through 6-221 of the Concordia Code of Ordinances.

Section 110 Violations: omit entire section and replace with: see section 6-201 of the Concordia Code of Ordinances.

Section 112.4 Stop Work Order: omit entire section and replace with: see section 6-201 of the Concordia Code of Ordinances.

Section 1103.5.3 Group I-2 Condition 2: Delete entire section.

Section 5704.2.9.6.1 shall be amended to read as follows:

Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited except in; A-L Agriculture District, I-1 Light Industrial District and I-2 Heavy Industrial District.

5706.2.4.4 Shall be amended to read as follows:

Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited except in; A-L Agriculture District, I-1 Light Industrial District and I-2 Heavy Industrial District.

5806.2 shall be amended to read as follows:

Storage of flammable *cryogenic fluids* in stationary containers outside of buildings is prohibited except in; A-L Agriculture District, I-1 Light Industrial District and I-2 Heavy Industrial District.

6104.2 The Maximum capacity of the storage of liquefied petroleum gas shall not exceed 2000 gallons except in; A-L Agriculture District, I-1 Light Industrial District and I-2 Heavy Industrial District.

6-215. National electrical code.

That a certain document, three copies of which are on file in the clerk's office of the City of Concordia, being marked and designated as the NFPA National Electrical Code, 2017 edition, as published by the National Fire Protection Association, be and is hereby adopted as the Electrical Code for the City of Concordia, in the State of Kansas for the purpose of providing minimum standards for the safeguarding of life or limb, health, property and the public welfare by regulating and controlling the design, construction, quality of materials, location, operation, alteration, repair and maintenance of electrical wiring and apparatus for the utilization of electrical current; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions and penalties, conditions and terms of said Electrical Code on file in the office of the clerk of the City of Concordia are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 6-216 of this article.

6-216. Same; revised sections.

The following sections are hereby revised:

Article 210.12 Arc Fault Circuit Interrupter Protection.

Article 210.12 (A) Dwelling Units. Change to: All 120-volt single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit ~~kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas or similar rooms or areas,~~ shall be protected by any means described in 212.12(A) (1) through (6).

Add new exception 2 as follows: This section will not apply where existing dwelling unit premise wiring circuits make the application of this section impractical, as determined by the Building Official.

Add Informational note #4: One example of the application of this exception is where the existing dwelling unit utilizes a listed panelboard for which there is no listed device for the application of AFCI protection for a multi-wire branch circuit.

Informative Annex H. Delete entire Annex H. Replace with: See article 6-217 through 6-221 of the Concordia Code of ordinances.

SECTION 3. This ordinance shall be summarized for publication as follows:

On September 18, 2024, the City of Concordia adopted Ordinance No 2024-3229, amending Sections 6-203, 6-204, 6-205, 6-206, 6-207, 6-208, 6-209, 6-210, 6-211, 6-212, 6-213, 6-214, 6-215, and 6-216 of the Concordia Code for the purpose of replacing the building codes of the City of Concordia with new editions, and adopting certain

amendments thereto. A reproduction of this ordinance will be available for not less than one week following the publication of this summary of the ordinance at the website address of the City of Concordia, <http://www.concordiaaks.org>. This summary is certified by the city attorney to be legally accurate and sufficient.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication of the above ordinance summary in the official city newspaper. The provisions hereof are severable, and in the event of invalidity, for any reason, of any portion of this ordinance, the remaining provisions of the ordinance shall remain in full force and effect, with the invalid provisions deemed excised.

PASSED by the governing body and signed by the mayor this 18th day of September, 2024.

(Seal)



Amy Jackson
Mayor Pro-Tem

ATTEST:



Stacey Smith
City Clerk

ORDINANCE CERTIFICATE

I hereby certify that the foregoing is an original ordinance; that said ordinance was passed on the 18th day of September, 2024; that the record of the final vote on its passage is found on page ____ of the minutes journal; that the ordinance summary was published on the City's website and/or in the Concordia Blade-Empire on the 26th day of September, 2024.


_____, City Clerk