

Introduced: February 4, 2020  
Passed: February 4, 2020  
Published: February 7, 2020

**ORDINANCE NO. 2020 - 8**

**AN ORDINANCE AMENDING ARTICLE XVII OF CHAPTER 21 OF THE CODE OF THE CITY OF HUTCHINSON INCORPORATING THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, BY REFERENCE AND REPEALING ORIGINAL ARTICLE XVII OF CHAPTER 21 OF SAID CODE.**

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

**Section 1.** Article XVII of Chapter 21 of the Hutchinson City Code is hereby amended to read as follows:

**Article XVII. Residential Code**

Section 21-1701 Adoption of the International Residential Code, 2018 Edition

There is hereby incorporated by reference for the purpose of regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore within the corporate limits of the City of Hutchinson, Kansas, the "International Residential Code", 2018 Edition, including Appendix Chapters A, B, C, D, E, G, H, J and L, as published by the International Code Council. At least one copy of said International Residential Code, 2018 Edition, shall be marked or stamped "Official Copy as Adopted by Ordinance No. 2020 - 8," and to which shall be attached a copy of this ordinance, and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours. The Building Official and all administrative departments of the City charged with enforcement of the ordinance shall be supplied, at the cost of the City, such number of official copies of such International Residential Code, 2018 Edition, as may be deemed expedient.

Sec. 21-1702 Local amendments to the International Residential Code, 2018 Edition

That the following sections of the International Residential Code, 2018 Edition, are hereby modified as follows:

Section R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Hutchinson, and shall be cited as such and will be referred to herein as the Residential Code.

Section R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of the Residential Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Residential Code or any other laws or ordinances of this jurisdiction.

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 (18.58 m<sup>2</sup>)
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Painting, papering, tiling, carpeting, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to a one or two-family dwelling.
9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

**TABLE R301.2(1)**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD <sup>o</sup>	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Special wind region <sup>l</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
20	115	NO	NO	NO	A	SEVERE	32"	MODERATE TO HEAVY	5°	YES	January 6, 2010	1500 or less	55°

Panel Numbers for Flood Hazards section in table 301.2(1) ABOVE Panel Numbers 20155C0277F, 20155C0279F, 20155C281F, 20155C0282F, 20155C0283F, 20155C0284F, 20155C0287F, 20155C0291F, 20155C0292F, 20155C0293F, 20155C0294F, 20155C0303F, 20155C0305F, 20155C0311F

Section R309.5 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Section R309.6 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. When the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2-inch (12.7 mm) gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

Section R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in the removal of interior wall or ceiling finishing exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

Section M1301.1.1 Flood-resistant installation. In areas prone to flooding, mechanical appliances, equipment and systems shall be located or installed in accordance with the adopted ordinances of the City of Hutchinson.

Section M1401.5 Flood hazard. In areas prone to flooding, heating and cooling equipment and appliances shall be located or installed in accordance with the adopted ordinances of the City of Hutchinson.

Section M2001.4 Flood-resistant installation. In areas prone to flooding, boilers, water heaters, and their control systems shall be located or installed in accordance with the adopted ordinances of the City of Hutchinson.

Section M2201.6 Flood-resistant installation. In areas prone to flooding, tanks shall be installed in accordance to the ordinances of the City of Hutchinson or shall be anchored to prevent flotation, collapse and lateral movement under conditions of the design flood.

Section G2404.7 (301.11) Flood hazard. For structures located in flood hazard areas, the appliance, equipment and system installations regulated by the jurisdiction shall be located 1 foot above the design flood elevation and shall comply with the flood-resistant construction requirements of the adopted ordinances of the City of Hutchinson.

Exception: The appliance, equipment and system installations regulated by the jurisdiction are permitted to be located below the design flood elevation provided that they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding to the design flood elevation and shall comply with the flood-resistant construction requirements of the City of Hutchinson.

Section P2601.3 Flood hazard area. In areas prone to flooding, plumbing fixtures, drains, and appliances shall be located or installed in accordance with the adopted ordinances of the City of Hutchinson.

Section P2602.2 Flood-resistant installation. In areas prone to flooding as established by the adopted ordinances of the City of Hutchinson:

1. Water supply systems shall be designed and constructed to prevent infiltration of floodwaters.

2. Pipes for sewage disposal systems shall be designed and constructed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

Section P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 18 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (mm) below grade.

Section P3001.3 Flood-resistant installation. In areas prone to flooding, drainage, waste and vent systems shall be located and installed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

Section P3101.5 Flood resistance. In areas prone to flooding as established by the jurisdiction, vents shall be located 1 foot above the design flood elevation established by the adopted ordinances of the City of Hutchinson.

Section P3103.1.1 Roof extension. All open vent pipes which extend through a roof shall be terminated at least 8 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof.

E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location outside of a building and within one (1) foot of the utility meter. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

**Section 2.** The following sections of the International Residential Code, 2018 Edition, are hereby declared to be omitted and deleted: Sections R105.2, Building Sections 2, 5 and 10, Electrical Sections 1 through 5, Gas Sections 1 through 3 and Mechanical Sections 1 through 8, Plumbing Sections 1 and 2, R302.13, R303.4, R313, R501.3, N1101.8, N1101.16, N1102.4.1.2, N1103.1.1, N1103.3.3 and N1104.

**Section 3.** That the original Article XVII of Chapter 21 of the Hutchinson City Code is hereby repealed effective May 1, 2020.

**Section 4.** This Ordinance, after its passage, shall be published once in the official City newspaper and shall take effect and be in force from and after May 1, 2020.

**PASSED BY THE GOVERNING BODY**, this 4<sup>th</sup> day of February, 2020, for the City of Hutchinson, Kansas.

Jade Piros de Carvalho, Mayor

ATTEST:

Karen Weltmer, City Clerk