

Chapter 16.100 BUILDING CODE

16.100.100 Building Code – Incorporation

There is incorporated by reference, for the purpose of adopting regulations, provisions, conditions, terms, and specifications, for the control of buildings and structures within the City; the issuing, suspension, and revocation of permits; the collection of fees; the making of inspections; the execution of plan reviews; the enforcement of Chapter 16.100 of the Overland Park Municipal Code and the fixing of penalties for violations thereof, the 2006 International Building Code, dated January, 2006, as published by the International Code Council, Inc., excepting only such parts or portions thereof as are specifically deleted or amended in Overland Park Municipal Code Chapters 16.100 through and including 16.190 and including such new and additional provisions added to said code by Overland Park Municipal Code Chapters 16.100 through and including 16.190. Not less than three (3) copies of said 2006 International Building Code shall be marked Official Copy as Adopted by Ordinance No. BC-2635, to which shall be attached a copy of the ordinance codified herein, and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours. The Municipal Court and all administrative departments of the City charged with the enforcement of the ordinance shall be supplied at the cost of the City such number of official copies of such ordinance as may be deemed expedient.

(History: Ord. BC-2635 §1, 2007; BC-2459 §1, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.300; BC-2013 §1, 97; BC-1824 §1, 94)

16.100.101.1

Section 101.1 of the 2006 International Building Code is hereby amended to read as follows:

101.1 Title. The 2006 International Building Code, as published by the International Code Council, Inc., and the deletions, changes, and additions contained in the Overland Park Municipal Code, Chapter 16.100 through 16.190, shall be known as the Building Code of the City of Overland Park, Kansas, hereinafter referred to as "this code" or "the Building Code."

(History: Ord. BC-2635 §2, 2007; BC-2459 §2, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.320; BC-2013 §2, 97; BC-1824 §2, 94)

16.100.101.2

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §3, 2004)

16.100.101.4.1

Section 101.4.1 of the 2006 International Building Code is hereby amended to read as follows:

101.4.1 Electrical. The provisions of the NFPA 70 National Electrical Code, 2005 Edition, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

(History: Ord. BC-2635 §3, 2007; BC-2459 §4, 2004; BC-2237 §1, 2001)

16.100.101.4.6

Section 101.4.6 of the 2006 International Building Code is hereby amended to read as follows:

101.4.6 Fire prevention. The provisions of the 2006 International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

(History: Ord. BC-2635 §4, 2007)

16.100.101.4.8

Section 101.4.8 of the 2006 International Building Code is hereby added as follows:

101.4.8 Existing buildings. The provisions of the 2006 International Existing Building Code shall apply to all matters governing the repair, alteration, change of occupancy, addition and relocation of existing buildings.

(History: Ord. BC-2635 §5, 2007)

16.100.103.1

Section 103.1 of the 2006 International Building Code is hereby amended to read as follows:

103.1 Creation of enforcement agency. The executive official in charge of the Building Safety Division for the City of Overland Park shall be the designated enforcement officer of this code, and is herein referred to as the "Building Official." The term "Code Official," "authority having jurisdiction," and/or "Code Administrator" shall be used synonymously with the term "Building Official" and the term "Building Safety Division" shall be used synonymously with the term "Department of Building Safety."

(History: Ord. BC-2635 §6, 2007; BC-2459 §5, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.335; BC-2013 §3, 97; BC-1824 §3, 94)

16.100.103.2

Section 103.2 of the 2006 International Building Code is hereby deleted.

(History: Ord. BC-2635 §7, 2007; BC-2459 §6, 2004; BC-2237 §1, 2001)

16.100.105.1

Section 105.1 of the 2006 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-extinguishing, LP-Gas system, or where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used, 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.

105.1.1 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 therefor to any person, firm or corporation regularly employing one or more qualified tradepersons in the building, structure or on the premises owned and operated by the applicant for the permit.

105.1.2 Annual permit records. The person 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.

(History: Ord. BC-2635 §8, 2007)

16.100.105.1.3

Section 105.1.3 of the 2006 International Building Code is hereby added to read as follows:

105.1.3 County license required. Effective January 1, 2002, 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 currently valid Johnson County contractors license. That County license shall have been issued by the County 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.

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.

(History: Ord. BC-2635 §9, 2007; BC-2459 §7, 2004; BC-2338 §1, 2001)

16.100.105.2

Section 105.2 of the 2006 International Building Code are hereby amended to read as follows:

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 as provided for in this Section:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Re-siding the dwelling or structure with materials other than stucco or EIFS.
3. Temporary structures 900 square feet or less in area with an occupant load of 50 or less (IBC Section 3103).
4. Retaining walls, which are not over 4 feet in height, measured from the bottom of the footing grade on the low side to the top of the wall, unless supporting a surcharge or impounding Class I, II, III-A liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches above 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.
7. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to one- and two-family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3, as applicable to Section 101.2, and Group U occupancies.
13. Movable cases, counters and partitions not over 5 feet 9 inches in height.
14. Arbors or shade structures a minimum 50 percent open at the top with no member wider than 2 inches in a horizontal plane and incapable of accumulating ice or snow.
15. Moving buildings or structures with a floor area of 200 square feet or less.

Electrical:

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlet therefor.
3. Repair or replacement of branch circuit over current devices of the required capacity in the same location.
4. 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.

5. 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.
6. 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:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part which does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds or less of refrigerant and actuated by motors of 1 horsepower or less.

Plumbing:

1. 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.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, sinks, and lavatories in the same location.

(History: Ord. BC-2635 §10, 2007; BC-2459 §8, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.345 (part); BC-1824 §5, 94)

16.100.105.3

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.350; BC-2001 §1, 96; BC-1824 §7, 94; 16.04.351; BC-2013 §4, 97)

16.100.105.3.3

Repealed. See 16.100.105.1.3.

(History: Ord. BC-2338 §2, 2001; BC-2237 §1, 2001; Source or prior law: 16.04.346 (part); BC-2002 §1, 96; BC-1940 §1, 95; BC-1824 §6, 94)

16.100.105.3.4

Section 105.3.4 of the 2006 International Building Code is hereby added to read as follows:

105.3.4 Potable water certification. A permit shall not be issued until written evidence is presented to the Building Official certifying the availability of satisfactory potable water supply. Applicants from areas within the corporate limits of the City that are also within areas under the jurisdiction of a duly constituted water district shall submit a connection permit or notice of intent to supply water service from the water district. Applicants from areas within the corporate limits of the City that are not within an area under the jurisdiction of a duly constituted water district shall submit a certificate from the Johnson County Health Director that the proposed water supply meets the required standards for health and safety.

105.3.4.1 On structures other than one- and two-family dwellings, the Building Official may issue a building permit prior to receiving the connection permit or notice of intent to supply water service specified in Section 105.3.4 if all the following conditions are met:

1. A written document acceptable to the City is provided to the Building Official describing the unusual circumstances preventing the issuance of such connection permit.
2. Documentation acceptable to the City is provided showing the status of the application to the water district.
3. The applicant verifies in writing, in a form acceptable to the City, an acknowledgement and understanding that the permit required in Section 105.3.4 must be provided to the Building Safety Division prior to any form of final inspection being conducted by the City and prior to any temporary or final occupancy permit being issued by the City.
4. The Building Official is satisfied that all pertinent information has been provided and that issuance of a building permit under these circumstances would be in full compliance with the intent and purpose of this code.

(History: Ord. BC-2635 §11, 2007; BC-2578 §1, 2005; BC-2459 §9, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.365; BC-1824 §10, 94)

16.100.105.3.5

Section 105.3.5 of the 2006 International Building Code is hereby added to read as follows:

105.3.5 Fire protection certification. A permit for construction shall not be issued until written evidence is presented to the Building Official certifying the availability of satisfactory hydrant locations.

Applicants for areas within the corporate limits of the City, that are also within areas under the jurisdiction of a duly constituted water district, shall submit a statement from the district certifying that the proposed fire protection system conforms to the regulations of the district. The water supply and hydrants shall also comply with the requirements of Section 508 and Appendices B and C of the 2006 International Fire Code.

(History: Ord. BC-2635 §12, 2007; BC-2459 §10, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.370 (part); BC-2171 §1, 99; BC-2013 §6, 97; BC-1824 §11, 94)

16.100.105.3.6

Sections 105.3.6, 105.3.6.1, and 105.3.6.2 of the 2006 International Building Code are hereby added to read as follows:

105.3.6 Connection to public sewer. No building permit shall hereafter be issued for any structure requiring or providing a sanitary drainage system regulated by the 2006 International Plumbing Code until a public sanitary sewer system is available to serve the premises and is in operation except as provided in Sections 105.3.6.1 and 105.3.6.2.

105.3.6.1 Private sewage disposal facilities. Private sewage disposal systems as permitted by the 2006 International Private Sewage Disposal Code.

105.3.6.2 Temporary sewage disposal facilities. Temporary sewage disposal facilities are permitted for systems meeting all of the following:

1. The system is installed for a period of time not to exceed two years. Sufficient documentation, acceptable to the Building Official, shall be submitted to substantiate the temporary nature of the facility to ensure the facility will be removed or connected to the public sewer system within two years. The design and construction of the system conforms to the Holding Tank requirements of the 2006 International Private Sewage Disposal Code.
2. Public sewers are not available as defined in the 2006 International Plumbing Code.
3. The use of the building shall not utilize commercial cooking operations or any material that would be detrimental to the system.

(History: Ord. BC-2635 §13, 2007; BC-2459 §11, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.415; BC-1824 §21, 94; 7.52.032 (part); SS-1701 §1, 91)

16.100.105.3.7

Section 105.3.7 of the 2006 International Building Code is hereby added to read as follows:

105.3.7 Sanitary sewer connection permit. No building permit 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 shall be issued until and unless the applicant, or his or her 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 Johnson County Wastewater District.

105.3.7.1 On structures other than one- and two-family dwellings, the Building Official may issue a building permit prior to receiving the sanitary sewer permit specified in Section 105.3.7 if all the following conditions are met:

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1. A written document acceptable to the City is provided to the Building Official describing the unusual circumstances preventing the issuance of such connection permit.
2. Documentation acceptable to the City is provided showing the status of the application to the Johnson County Wastewater District.
3. The applicant verifies in writing, in a form acceptable to the City, an acknowledgement and understanding that the permit required in Section 105.3.7 must be provided to the Building Safety Division prior to any form of final inspection being conducted by the City and prior to any temporary or final occupancy permit being issued by the City.
4. The Building Official is satisfied that all pertinent information has been provided and that issuance of a building permit under these circumstances would be in full compliance with the intent and purpose of this code.

(History: Ord. BC-2635 §14, 2007; BC-2578 §2, 2005; BC-2459 §12, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.375; BC-1824 §12 94)

16.100.105.3.8

Section 105.3.8 of the 2006 International Building Code is hereby added to read as follows:

105.3.8 Denial of permits. The Building Official is authorized to deny a permit to any applicant not meeting the provisions as set forth in this code and to any person who has outstanding a failure to appear in court with respect to any violation of the Overland Park Municipal Code. The Building Official is further authorized, with respect to the insurance requirements, to take any necessary administrative enforcement action including, without limitation, stopping construction operations on any incomplete permits and denying issuance of any additional permits.

(History: Ord. BC-2635 §15, 2007; BC-2459 §13, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.346 (part); BC-2002 §1, 96; BC-1940 §1, 95; BC-1824 §6, 94)

16.100.105.3.9

Sections 105.3.9, 105.3.9.1, 105.3.9.2, 105.3.9.3 and 105.3.9.4 of the 2006 International Building Code are hereby added to read as follows:

105.3.9 Application for permit to move a building or other structure. Applications for a permit to move a structure or building shall include the information required in Section 105.3.9.1 or 105.3.9.2. Applications shall be made not less than 14 calendar days prior to the commencement of the moving.

For buildings or structures being moved into or within the City, a permit for a foundation, or a new single family or a remodel permit shall be secured prior to the issuance of a permit to move the house or structure.

The foundation shall be constructed prior to the building or structure being moved.

105.3.9.1 Moving buildings or structures within or into the city limits. All applications for permits to move buildings or structures within the city limits of Overland Park or into the City shall include the following information:

1. The dimensions of the building or structure as to length, width, and height at its highest point when loaded for moving.
2. Letters verifying that all utilities have been disconnected, i.e. gas, electric, water, sewer. In lieu of the letter a verbal communication from the utility company is acceptable.
3. Verification letter from utility companies having overhead lines along the proposed route which indicates that they have approved the route.
4. Letters from the Police Department and the Public Works Department approving the route of the move and the date and time of the move.
5. A letter indicating the day and hour when the move is to start. The length of time that the move will take. The number and type of vehicles to be provided as escort vehicles.
6. A map showing the route of the move.
7. A copy of state highway move permit, if applicable.
8. Copies of written notices to the owners of adjacent lots along the route who may be affected by utility disconnects. The letter will give the date and time of the move.
9. Written permission from the private property owner to trim any trees on private property necessary to provide clearance for move along the proposed route.
10. Written permission from the Overland Park Parks and Recreation Department to trim trees in the public right of way necessary to provide clearance for move along the proposed route.
11. Sewer permit from Johnson County Wastewater District, or a septic tank or holding tank permit as allowed by Sections 105.3.6 and 105.3.7.
12. Water availability letter from WaterOne as specified in Section 105.3.4.
13. Verification from the Fire Department that fire hydrant location per Section 105.3.5.
14. Verification from Planning Division that the house to be moved is architecturally compatible with adjacent houses in the area that the house is to be moved to.
15. Verification by Building Safety that the building or structure meets current adopted codes and standards.
16. A plot plan of the property or lot where the moved building or structure will be moved to is required. A legal description of the property shall be included. The plot plan shall be sealed by a Kansas design professional.

105.3.9.2 Buildings or structures being moved out of the City or passing through the City. All permit applications for moving structures or buildings out of or through the City shall include the following information:

1. The dimensions of the building or structure as to length, width, and height at its highest point when loaded for moving.

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2. Letters verifying that all utilities have been disconnected, i.e. gas, electric, water, and sewer. In lieu of the letter a verbal communication from the utility company is acceptable.
3. Verification letter from utility companies having overhead lines along the proposed route which indicates that they have approved the route.
4. A letter indicating the day and hour when the move is to start. The length of time that the move will take. The number and type of vehicles to be provided as escort vehicles.
5. A map showing the route of the move.
6. A copy of state highway move permit, if applicable.
7. Letters from the Police Department and the Public Works Department approving the route of the move and the date and time of the move.
8. Copies of written notices to the owners of adjacent lots along the route who may be affected by utility disconnects. The letter will give the date and time of the move.
9. Written permission from the private property owner to trim any trees on private property necessary to provide clearance for move along the proposed route.
10. Written permission from the Overland Park Parks and Recreation Department to trim trees in the public right of way necessary to provide clearance for move along the proposed route.

105.3.9.3 Bond and insurance required. It shall be the duty of any person at the time of making application for a permit as provided in Section 16.100.105.3.9 to execute in favor of this City a good and sufficient bond to the City in the sum of \$5,000, with good and sufficient security, conditioned, among other things, that the principal shall pay any and all 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.

The applicant shall file with the City a certificate of insurance, demonstrating evidence of satisfactory Commercial General Liability and Automobile Liability insurance. No permit shall be issued until such evidence is filed.

Policies of insurance must contain the following limits of protection and conditions:

- a) Commercial General Liability including Products/Completed Operations and Independent Contractors protection:
Bodily Injury: each occurrence \$250,000
 aggregate \$500,000

Property Damage: each occurrence \$250,000
aggregate \$250,000

Or

Bodily Injury and Property Damage, Combined Single Limit:
each occurrence \$500,000
aggregate \$500,000

b) Commercial Automobile Liability - including Hired and Non-Owned:

Bodily Injury: each person \$250,000
each occurrence \$500,000

Property Damage: each occurrence \$250,000

Or

Bodily Injury and Property Damage, Combined Single Limit:
each occurrence \$500,000

The City will only accept coverage from an insurance carrier meeting these criteria:

- 1) Is licensed to do business in the state of Kansas; and
- 2) Carries a Best's policyholder and financial rating of B+ or better;
and
- 3) Carries at least a Class X financial rating.

or

Is a company mutually agreed upon by the City and the applicant

The City shall be notified by the insurance carrier in writing not less than 30 days prior to cancellation or material modification of any policy provisions

105.3.9.4 Conditions of the permit. In addition to other provisions of the code, the permit holder shall be responsible for compliance with the following:

1. Move a building or structure only over streets approved by the Department of Public Works and the Chief of Police and designated for such use in the written application.
2. Notify the Building Official within 48 hours of move in writing of a desired change in moving date and hour and route of move as proposed in the application. Change of route must be approved by the Building Official before initiating the move.
3. Notify the Building Official in writing of any and all damages to public and private property within 24 hours after the damage has occurred.
4. It shall be the duty of any persons moving any building or structure to display red lanterns or other warning devices used in compliance with City traffic ordinances or state statutes thereon in such a manner as to show the extreme height and width thereof from 30 minutes after sunset to 30 minutes before sunrise, and shall have sufficient escort as provided by City ordinance, state statutes, or as determined as necessary for the public safety by the Chief of Police.
5. No building or structure or any part of any building or structure being moved shall be left in the parkway, street, or on the dedicated right-of-way line between the curb and the front property line of any lot.

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6. Any open foundation or excavation shall be protected by a four foot fence. Erosion and sediment control measures shall be put in place as needed and shall remain in place until vegetation has been established.
7. Within 30 days of the move, all debris and miscellaneous building materials shall be removed from the site. The existing foundation shall be demolished. All excavations shall be filled to grade.
8. An enclosed parking space shall be provided as required by the Unified Development Ordinance.

(History: Ord. BC-2635 §16, 2007; BC-2459 §14, 2004; BC-2237 §1, 2001; Source or prior law: 16.24.020; SM-557 §2, 69; 16.24.030; SM-1553 §1, 88; SM-1364 §1, 86; SM-557 §3, 69; 16.24.040; SM-557 §4, 69; 16.24.050; SM-557 §5, 69; 16.24.060 (part); SM-557 §6, 69)

16.100.105.5

Section 105.5 of the 2006 International Building Code is hereby amended to read as follows:

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. It is the intent of this code that once work has commenced that the work will proceed at a normal rate until the permitted work has been completed. Should the work cease for a period of 90 days the Building Official shall make a determination as to whether the work has been suspended or abandoned. Failure to request an inspection of newly completed work for any period of 90 days or more shall constitute suspension or abandonment of work.

All work is to be inspected per Section 109 of this code. Commencement of work shall be documented by an inspection.

Exception: A permit shall remain valid indefinitely where a valid Temporary Certificate of Occupancy has been issued.

The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Permit extensions shall only be granted for new residential and commercial structures, additions to residential and commercial structures, and alterations to commercial structures, provided that the extension of the permit and related construction work will not adversely impact the surrounding property.

It shall be unlawful for any person, firm, or corporation to allow a permit to become invalid after work has commenced.

(History: Ord. BC-2635 §17, 2007; BC-2459 §15, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.355 (part); BC-2013 §5, 97; BC-1824 §8, 94)

16.100.106.1

Section 106.1 of the 2006 International Building Code is hereby amended to read as follows:

106.1 Submittal of documents. Construction documents, the statement of special inspections and other data as deemed necessary by the Building Official shall be submitted with each permit application. The number of construction documents (plans) required at the time of permit application shall be as set forth by the Building Official. The construction documents shall be prepared by a registered design professional and shall bear their professional seal where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Construction documents for new one- and two-family dwellings shall be prepared by a design professional duly registered in the state of Kansas. The drawings shall bear the professional seal of the design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when 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.

106.1.1.1 Fire protection and fire alarm system shop drawings. Shop drawings for the fire protection and fire alarm system(s) shall be submitted to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

(History: Ord. BC-2635 §18, 2007)

16.100.108.2

Section 108.2 of the 2006 International Building Code is hereby amended to read as follows:

108.2 Schedule of permit fees. A fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the Governing Body.

(History: Ord. BC-2635 §19, 2007; BC-2459 §16, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.380 (part); BC-1824 §13, 94; 16.04.385 (part); BC-1824 §14, 94)

16.100.110.4

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.412; BC-1824 §19, 94)

16.100.112.1

Section 112.1 of the 2006 International Building Code is hereby amended to read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

112.1.1 Stays of Enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

(History: Ord. BC-2635 §20, 2007)

16.100.112.1.1

Section 112.1.1 of the 2006 International Building Code is hereby added to read as follows:

112.1.1 Membership of Board of Appeals. The Board of Appeals shall consist of five members all of whom shall be residents of Overland Park or shall have their primary place of business in Overland Park. Members of the Board of Appeals will serve at the appointment of the Mayor by and with the consent of the Council; provided that a member may be removed by the Mayor with the consent of the Council, the consent to be given by resolution of the Governing Body for cause upon written charges filed with the secretary of the board; provided that no removal shall occur until after a public hearing is held to consider the written charges.

Each member will be appointed for three years or until his or her successor has been appointed and approved by the Governing Body.

(History: Ord. BC-2635 §21, 2007; BC-2459 §17, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.420; BC-1824 §23, 94)

16.100.112.1.2

Section 112.1.2 of the 2006 International Building Code is hereby added to read as follows:

112.1.2 Alternate members. At least three alternates all of whom shall be residents of Overland Park or have their primary place of business in Overland Park shall serve at the appointment of the Mayor by and with the consent of the Council; provided that an alternate member may be removed by the Mayor with the consent of the Council, the consent to be given by resolution of the Governing Body for cause upon written charges filed with the secretary of the board; provided that no removal shall occur until after a public hearing is held to consider the written charges. Alternate members shall be called by the Building Official to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership and shall be appointed for three years, or until a successor has been appointed.

(History: Ord. BC-2635 §22, 2007; BC-2459 §18, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.424; BC-1824 §25, 94)

16.100.112.1.3

Section 112.1.3 of the 2006 International Building Code is hereby added to read as follows:

112.1.3 Compensation of Board of Appeals. All members shall serve without compensation. (History: Ord. BC-2635 §23, 2007; BC-2459 §19, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.430; BC-1824 §26, 94)

16.100.112.2.1

Section 112.2.1 of the 2006 International Building Code is hereby added to read as follows:

112.2.1 Application for appeal (fees). An application fee for the filing of an appeal shall be established by the Governing Body in resolution form and shall be collected by the Building Official at the time that an application is filed. (History: Ord. BC-2635 §24, 2007; BC-2459 §20, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.418; BC-1824 §22, 94)

16.100.112.3.1

Section 112.3.1 of the 2006 International Building Code is hereby added to read as follows:

112.3.1 Member qualifications. Each member shall be a licensed professional engineer or architect; or a builder, superintendent of building construction, or an individual licensed in a trade with at least ten years' experience, five of which shall have been in responsible charge of work. Not more than two members shall be from the same profession or occupation, and at least one professional engineer shall be a structural or civil engineer with architectural engineering experience. (History: Ord. BC-2635 §25, 2007; BC-2459 §21, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.422; BC-1824 §24, 94)

16.100.113.3

Section 113.3 of the 2006 International Building Code is hereby amended to read as follows:

113.3 Prosecution of violation. Any person failing to comply with a notice of violation or order shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with the Building Official shall request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto. (History: Ord. BC-2635 §26, 2007; BC-2459 §22, 2004; BC-2237 §1, 2001)

16.100.113.4

Section 113.4 of the 2006 International Building Code is hereby amended to read as follows:

113.4 Violation penalties. Any person who violates a provision of this code, or Chapters 16.100 through 16.190, 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 penalties as prescribed by law, or other references incorporated, is guilty of a public offense, punishable as provided in Overland Park Municipal Code Section 1.12.010.

The Building Official shall be permitted to cite any or all persons identified on permit forms as being legally responsible to the City for any violations of the code pertaining to that permit. The business, and any identified responsible person, shall assume full legal responsibility and liability to the City for any permit issued to any authorized individual, and, absent written notification being received by the Building Official prior to the issuance of a permit of any changes in the authorized individuals, such responsibility shall exist regardless of whether in fact such listed authorized individual has any affiliation with the business at the time of issuance. It is further the continuing responsibility of the business to notify the Building Official in writing of any other changes to the form, and in the absence of any such notification being received by the Building Official prior to the issuance of permit, all identified responsible persons shall be responsible for that permit to the City regardless of whether they maintain any affiliation with the business.

(History: Ord. BC-2635 §27, 2007; BC-2459 §23, 2004; BC-2237 §1, 2001; Source or prior law: 7.52.040; SS-1701 §1, 91; SS-878 §2, 76; SS-183 §4, 63; 16.02.050; BC-838 §6, 75; 16.04.346 (part); BC-2002 §1, 96; BC-1940 §1, 95; BC-1824 §6, 94; 16.04.405; BC-1824 §17, 94)

16.100.113.5

Section 113.5 of the 2006 International Building Code is hereby added to read as follows:

113.5 Abatement of violations. Should any person fail to comply with a notice of violation or order as specified in Section 113.2, the Building Official is authorized to correct or abate such violation, or to require the removal or termination of the occupancy of the structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure, or premises. This action can be taken in lieu of or in conjunction with any action taken under Section 113.3. (History: Ord. BC-2635 §28, 2007; BC-2459 §24, 2004; BC-2237 §1, 2001)

16.100.310.2

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §25, 2004)

16.100.507.2

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §26, 2004)

16.100.903.3.5.3

Section 903.3.5.3 of the 2006 International Building 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 isolation control valve shall be accessible. To be considered accessible, 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. (History: Ord. BC-2635 §29, 2007)

16.100.903.3.7

Repealed. See 16.100.912.3.

(History: Ord. BC-2635 §211, 2007; BC-2459 §27, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.514; BC-2013 §10, 97)

16.100.903.4

Section 903.4 of the 2006 International Building Code is hereby amended to read as follows:

903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.
8. On existing installations, isolation valves for the backflow prevention devices remotely located in pits which are locked and/or chained in the open position.
9. Underground key or hub valves in roadway boxes provided by the municipality or public utility.

10. Backflow prevention device test valves located in limited area sprinkler systems that are locked in the open position, provided that the occupancy is not equipped with a fire alarm system.

903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location.

903.4.2 Alarms. An approved audio/visual device shall be connected to every automatic sprinkler system. Such sprinkler system water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building directly above the Fire Department connection or in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor of a multi-story building.

Exception: Automatic sprinkler systems designed in accordance with Section 903.3.1.2 or 903.3.1.3.

(History: Ord. BC-2635 §30, 2007)

16.100.903.4.3.1

Repealed. See 16.100.903.3.5.3.

(History: Ord. BC-2635 §211, 2007; BC-2459 §28, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.490; BC-2013 §8, 97)

16.100.906.1

Section 906.1 of the 2006 International Building Code is hereby amended to read as follows:

906.1 Where required. Portable fire extinguishers shall be installed in the following locations.

1. In Group A, B, E, F, H, I, M, R-1, R-4 and S occupancies.
Exception: In Group A, B and E occupancies equipped throughout with quick-response sprinklers, fire extinguishers shall be required only in special-hazard areas.
2. Within 30 feet of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms, and generator rooms, where required by the Fire Code Official.

(History: Ord. BC-2635 §31, 2007)

16.100.907.9.1.4

Repealed. See 16.100.907.9.1.5.

(History: Ord. BC-2459 §187, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.517; BC-2013 §12, 97)

16.100.907.9.1.5

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §29, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.517; BC-2013 §12, 97)

16.100.907.14

Section 907.14 of the 2006 International Building Code is hereby amended to read as follows:

907.14 Monitoring. Fire alarm systems required by this Chapter or the 2006 International Fire Code shall be monitored by an approved central station as defined in NFPA 72, or the fire alarm system shall be monitored by an approved entity that has been listed by a nationally recognized agency to perform such service. The approved monitoring entity shall notify the Fire Department when their service has been discontinued.

Fire alarm systems that require two or more zones, or have addressable fire alarm panels, shall report a signal to the monitoring company wherein the fire alarm initiating device and its location can be determined. The monitoring company shall then report this information to the emergency communication center dispatch.

Exception: Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.
4. Proprietary systems as approved by the Fire Department.
5. Alterations to existing systems which are monitored by other means than that which is specified in this Section are subject to the approval of the Fire Department.

(History: Ord. BC-2635 §32, 2007)

16.100.907.18

Section 907.18 of the 2006 International Building Code is hereby amended to read as follows:

907.18 Fire Alarm instructions/“As-Built” plans. Operating, testing and maintenance instructions, and equipment specifications for the fire alarm system shall be made available at the fire alarm control panel. In addition, a set of “as-built” building floor plans shall be made available and displayed in a permanent manner adjacent to the fire alarm control panel.

The “as-built” floor plans shall be detailed to the point that emergency responders can quickly locate the area where alarm initiating device as depicted on the fire alarm control panel has activated.

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At a minimum, the plans shall show the following: the location of exit stairways, exit discharge, roof access, primary or public corridors, elevator shafts, the fire control room, fire alarm control panel, all remote enunciators and all rooms or spaces where fire alarm initiating devices and/or control panels for the unlocking of stairway doors, emergency generators, smoke control systems, and elevators are located, the location of the utility disconnects for the electrical service, water service and gas service, and the location of fire/smoke walls in Group I occupancies indicating separate smoke compartments.

Exceptions:

1. The “as-built” floor plans may be located at an alternate location when approved by the Fire Department.
2. The requirement for “as-built” floor plans for tenant finish work may be waived at the discretion of the Fire Department.

(History: Ord. BC-2635 §33, 2007)

16.100.912.2

Section 912.2 of the 2006 International Building Code is hereby amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, Fire Department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of Fire Department connections shall be located in an approved location. A Fire Department connection for each standpipe system or water-based fire-extinguishing system shall be located not more than 100 feet from the nearest fire hydrant connection to an approved water supply.

912.2.1 Visible location. Fire Department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of Fire Department vehicle access or as otherwise approved.

912.2.2 Existing buildings. On existing buildings wherever the Fire Department connection is not visible to approaching fire apparatus, the Fire Department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” at least 6 inches high and words in letters at least 2 inches high or an arrow to indicate the location. All such signs shall be subject to the approval of the Fire Code Official.

(History: Ord. BC-2635 §34, 2007)

16.100.912.3

Section 912.3 of the 2006 International Building Code is hereby amended to read as follows:

912.3 Access. Immediate access to Fire Department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet.

912.3.1 Locking Fire Department connection caps. The Fire Code Official is authorized to require locking caps on Fire Department connections of water-based fire protection systems where the responding Fire Department carries appropriate key wrenches for removal.

912.3.2 Fire Department connections. The location of Fire Department connections shall be approved. The connection shall be fitted with a four-inch (4") Storz quick coupling connector.

(History: Ord. BC-2635 §35, 2007)

16.100.913

Section 913 of the 2006 International Building Code is hereby added to read as follows:

913.1 General. Where provided, fire pumps shall be installed in accordance with this Section and NFPA 20.

913.2 Protection against interruption of service. The fire pump, driver, and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.

913.3 Temperature of pump room. Suitable means shall be provided for maintaining the temperature of a pump room or pump house, where required, above 40° F (5° C).

913.3.1 Engine manufacturer's recommendation. Temperature of the pump room, pump house or area where engines are installed shall never be less than the minimum manufacturer's recommendations for oil heaters shall be followed.

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods:

1. Central-station, proprietary or remote-station signaling service.
2. Local signaling service that will cause the sounding of an audible signal at constantly attended location.

913.4.1 Test outlet valve supervision. Fire pump test outlet valves shall be supervised in the closed position.

913.5 Testing and maintenance. Fire pumps shall be inspected, tested and maintained in accordance with the requirements of this Section and NFPA 25.

913.5.1 Acceptance test. Acceptance testing shall be done in accordance with the requirements of NFPA 20.

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913.5.2 Generator sets. Engine generator sets supplying emergency or standby power to fire pump assemblies shall be periodically tested in accordance with NFPA 110.

913.5.3 Transfer switches. Automatic transfer switches shall be periodically tested in accordance with NFPA 110.

913.5.5 Pump room environmental conditions. Test of pump room environmental conditions, including heating, ventilation and illumination shall be made to ensure proper manual or automatic operation of the associated equipment.

(History: Ord. BC-2635 §36, 2007)

16.100.1003.3.1.8

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §1, 2001)

16.100.1005.3.2.4

Repealed. See 16.100.1019.1.7.

(History: Ord. BC-2459 §187, 2004; BC-2237 §1, 2001)

16.100.1007.3

Section 1007.3 of the 2006 International Building Code is hereby amended to read as follows:

1007.3 Exit stairways. In order to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.

Exceptions:

1. Unenclosed exit stairways as permitted by Section 1020.1 are permitted to be considered part of an accessible means of egress.
2. The area of refuge is not required at unenclosed exit stairways as permitted by Section 1020.1 in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
3. The clear width of 48 inches between handrails is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
4. The clear width of 48 inches between handrails is not required for exit stairways accessed from a horizontal exit.
5. The areas of refuge are not required at exit stairways serving open parking garages.
6. Areas of refuge are not required at exit stairways in buildings or facilities equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

(History: Ord. BC-2635 §37, 2007)

16.100.1008.1.8

Section 1008.1.8 of the 2006 International Building Code is hereby amended to read as follows:

1008.1.8 Door operations. Except as specifically permitted by this Section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

1008.1.8.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the 2006 International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.

1008.1.8.2 Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

Exception: Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches maximum above the finished floor or ground, provided the self-latching devices are not also self-locking devices operated by means of a key, electronic opener or integral combination lock.

1008.1.8.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.
2. In occupancy groups B, F, M and S, the main exterior door or doors shall be permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1 The locking device is readily distinguishable as locked,
 - 2.2 A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch high on a contrasting background,
 - 2.3 The use of the key-operated locking device is revocable by the Fire Code Official for due cause.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

1008.1.8.4 Bolt locks. Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.

2. When a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.

1008.1.8.5 Unlatching. The unlatching of any door or leaf shall not require more than one operation.

Exceptions:

1. Places of detention or restraint.
2. Where manually operated bolt locks are permitted by Section 1008.1.8.4.
3. Doors with automatic flush bolts as permitted by Section 1008.1.8.3, Exception 3.
4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by Section 1008.1.8.3, Exception 4.

1008.1.8.6 Delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from the fire command center.
4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.

Exception: Where approved, a delay of not more than 30 seconds is permitted.

5. A sign shall be provided on the door located above and within 12 inches of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS.
6. Emergency lighting shall be provided at the door.

1008.1.8.7 Stairway doors. Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side.

2. This Section shall not apply to doors arranged in accordance with Section 403.12.
3. In stairways serving not more than four stories, doors are permitted to be locked from the side opposite the egress side, provided they are openable from the egress side and capable of being unlocked simultaneously without unlatching upon a signal from the fire command center, if present, or a signal by emergency personnel from a single location inside the main entrance to the building.

(History: Ord. BC-2635 §38, 2007)

16.100.1019.1

Section 1019.1 of the 2006 International Building Code is hereby amended to read as follows:

1019.1 Minimum number of exits. All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story, except as modified in Section 1019.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way.

Table 1019.1
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD

OCCUPANT LOAD (persons per story)	MINIMUM NUMBER OF EXITS (per story)
1-500	2
500-1000	3
More than 1,000	4

1019.1.1 Parking structures. Parking structures shall not have less than two exits from each parking tier, except that only one exit is required where vehicles are mechanically parked. Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided.

1019.1.2 Helistops. The means of egress from helistops shall comply with the provisions of this chapter, provided that landing areas located on buildings or structures shall have two or more exits. For landing platforms or roof areas less than 60 feet long, or less than 2,000 square feet in area, the second means of egress is permitted to be a fire escape or ladder leading to the floor below.

(History: Ord. BC-2635 §39, 2007)

16.100.1019.1.7

Repealed. See 16.100.1020.1.6.

(History: Ord. BC-2635 §211, 2007; BC-2459 §30, 2004; BC-2237 §1, 2001)

16.100.1020.1.6

Section 1020.1.6 of the 2006 International Building Code is hereby amended to read as follows:

1020.1.6 Stairway floor number signs. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the Fire Department. The sign shall be color coded, or have colored borders that are identified as follows: red shall be used for the primary exit enclosure with roof access, yellow for the secondary stairwell, blue for the third stairwell, white for the fourth, and green for the fifth. The sign shall be located 5 feet above the floor landing in a position which is readily visible when the doors are in the open and closed positions.
(History: Ord. BC-2635 §40, 2007)

16.100.1106.7

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.540; BC-2013 §16, 97; BC-1824 §38, 94)

16.100.2902.1

Section 2902.1 of the 2006 International Building Code is hereby amended to read as follows:

2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided for the type of occupancy and in the minimum number as shown in Table 403.1 of the 2006 International Plumbing Code. Types of occupancies not shown in Table 403.1 shall be considered individually by the Building Official. The number of occupants shall be determined by this code. Occupancy classification shall be determined in accordance with Chapter 3.
(History: Ord. BC-2635 §41, 2007)

16.100.3103.1.1

Section 3103.1.1 of the 2006 International Building Code is hereby amended to read as follows:

3103.1.1 Permit required. Temporary structures that cover an area in excess of 900 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 50 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the Building Official.
(History: Ord. BC-2635 §42, 2007; BC-2459 §31, 2004; BC-2237 §1, 2001; Source or prior law: 16.04.630 (part); BC-2013 §17, 97)

16.100.3303.7

Section 3303.7 of the 2006 International Building Code is hereby added to read as follows:

3303.7 Fences. Every construction site where upon a structure or building is being demolished shall be enclosed with a barrier not less than six feet high to prevent the entry of unauthorized persons. All barriers shall be of adequate strength to resist wind pressure.

Exception: The Building Official may waive the requirement for the six foot fence for small structures that can be demolished in a short time period. Demolition debris or partially demolished structures shall always be protected.

(History: Ord. BC-2635 §43, 2007)

16.100.3400

Chapter 34 of the 2006 International Building Code is hereby deleted.

(History: Ord. BC-2635 §44, 2007)

16.100.3410.2

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §32, 2004)

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