

**Chapter 16.110**  
**RESIDENTIAL CODE FOR ONE- & TWO-FAMILY DWELLINGS**

**16.110.100 Residential Code for One- & Two-Family Dwellings – 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 Residential Code for One- and Two-Family Dwellings, dated February, 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 Residential Code for One- and Two-Family Dwellings 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 opened 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 §49, 2007; BC-2459 §33, 2004; BC-2237 §2, 2001)

**16.110.101.1**

Section R101.1 of the 2006 International Residential Code for One- and Two-family dwelling is hereby amended to read as follows:

**R101.1 Title.** These provisions shall be known as the Residential Code for One-and Two-family Dwellings of the City of Overland Park, Kansas, and shall be cited as such and will be referred to herein as “this code.”

(History: Ord. BC-2635 §50, 2007)

**16.110.101.2**

Section R101.2 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

**R101.2 Scope.** The provisions of the 2006 International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above-grade in height with a separate means of egress and their accessory structures.

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**R101.2.1 Administration.** The administrative provisions of this code shall be those provisions contained in Overland Park Municipal Code, Chapter 16.100, Section 103 through Section 115.

(History: Ord. BC-2635 §51, 2007; BC-2459 §34, 2004)

### **16.110.102.5.1**

Section R102.5.1 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

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

1. Appendix E – Manufactured Housing Used as Dwellings.
2. Appendix G – Swimming Pools Spas and Hot Tubs.
3. Appendix H – Patio Covers.
4. Appendix I – Private Sewage Disposal.
5. Appendix K – Sound Transmission.

(History: Ord. BC-2635 §52, 2007; BC-2459 §35, 2004; BC-2237 §2, 2001)

### **16.110.103**

Sections R103 through R114 of the 2006 International Residential Code for One- and Two-Family Dwellings are hereby deleted.

(History: Ord. BC-2635 §53, 2007; BC-2459 §36, 2004; BC-2237 §2, 2001)

### **16.110.120**

Section R120 of the 2006 International Residential Code is hereby added to read as follows:

#### **R120 Disclosure requirements.**

Before the purchaser is obligated under any contract to purchase covered housing, the seller shall provide the purchaser with a Residential Home Buyer Notice and Disclosure in a form approved by the Director of Planning and Development Services.

That form shall substantially contain, without being limited to, the following information or future modifications thereof:

1. That the City of Overland Park has adopted a comprehensive Master Plan (Future Development Plan Map, Official Street Map, and Greenway Linkage Map) of the City of Overland Park, Kansas.
2. That the Master Plan (including the Future Development Plan Map) is a composite of mapped and written materials which together serve as a master plan and guide for the future physical development of Overland Park and comprises land use, traffic circulation, planning objectives, policies, standards and principles. Although the Master Plan serves as a current expression of the Governing Body, the Governing Body may approve land use applications which deviate from the Master Plan after public hearing.

3. That copies of the Master Plan are available in the Planning and Development Services Department at City Hall for a nominal cost. The Master Plan contains information about projected planned land uses, existing zoning districts, the location of bike/hike trails, existing and future streets, and private streets.
4. That the City of Overland Park has adopted an Official Building Code (O.P.M.C. Section 16.100.100, the 2006 International Building Code, which includes the 2006 International Residential Code) covering the construction of one- and two-family residential structures. The purpose of the Official Building Code is to provide minimum requirements to safeguard health, safety, and public welfare and the protection of property by regulating and controlling the design and construction of one- and two-family residential structures. The builder is responsible for compliance with the Official Building Code.
5. That the City of Overland Park provides a program of required inspections of one- and two-family dwelling structures on a regularly scheduled basis during construction. That these inspections are conducted to review the construction compliance with adopted minimum life safety codes and are not intended to serve as a quality assurance program or to protect the consumer from poor workmanship. Further, that due to the extensive nature of all the adopted codes, which regulate the built environment in Overland Park, it is an unreasonable expectation that the City of Overland Park will review all aspects of construction regulated by the adopted Building Codes. Ultimately, compliance is the responsibility of the contractor and/or permit applicant.
6. That a compilation of information, including the Future Development Plan Map, Official Street Map, Greenway Linkage Map, Minimum Standards for Residential Basement Foundations, and other publications prepared by the City of Overland Park, is available for purchase at City Hall for a nominal cost.
7. That Purchasers of covered housing have a responsibility to:
  - a) Obtain and examine the compilation of information available from the City, including the Master Plan, and be familiar with the relevant information contained therein, including the proposed future development of the surrounding neighborhood.
  - b) Reasonably inspect and examine the covered housing and the various separate components thereof to evaluate the general condition and quality of construction, and to take reasonable action to determine if the covered housing has been constructed in substantial compliance with the Official Building Code; provided, however, that any such duties of the purchasers do not, in any manner, relieve the builder of primary responsibility.
  - c) Make reasonable inquiry into the builder's reputation in the community for quality construction and customer service.
  - d) Review the real estate records to determine the existence of recorded deed restrictions and covenants, notices of current or future tax assessments, and other matters which might impact or affect the covered housing and adjacent property.

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For the purposes of this Section, "covered housing" shall mean real property on which there is situated a newly constructed single-family or duplex residential dwelling, used or occupied, or intended to be used or occupied in whole or in part, as the home or residence of the purchaser and not previously occupied pursuant to a Certificate of Occupancy; "seller" means any entity that transfers legal title to covered housing, in whole or in part, in return for consideration including, but not limited to, individuals, partnerships, corporations, and trusts.

The seller is required to obtain and preserve for not less than three (3) years a written acknowledgment of receipt of the required information.

This requirement is not intended to invalidate any contracts to purchase covered housing executed in violation of this ordinance or to otherwise affect a seller's or purchaser's rights under the law. Any person who knowingly fails to comply with any provision of this ordinance shall be subject to monetary penalties in accordance with the provisions of O.P.M.C. Section 1.12.010.

(History: Ord. BC-2635 §54, 2007; BC-2459 §37, 2004; BC-2237 §2, 2001; Source or prior law: Chapter 16.28; BC-1999 §1, 96)

**16.110.301**

Repealed. See 16.110.301.2(1).

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.120; BC-2013 §20, 97)

**16.110.301.2(1)**

Table No. R301.2(1) of Section 301 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

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

ROOF SNOW LOAD (PSF)	WIND SPEED <sup>c</sup> (MPH)	CONDITION BY ZONE 9 <sup>e</sup>	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMPERATURE FOR HEATING FACILITIES <sup>i</sup>	ICE SHIELD UNDER-LAYMENT REQUIRED <sup>i</sup>	FLOOD HAZARDS <sup>h</sup>	AIR FREEZING INDEX <sup>j</sup>	MEAN ANNUAL TEMPERATURE <sup>k</sup>
			Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>					
20	90	A	Severe	36"	Moderate-Heavy	Slight-Moderate	6° F	No	6/17/2002	1000	54.7° F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

- c. The jurisdiction shall fill in this part of the table with "very heavy," "moderate to heavy," "slight to moderate," or "none to slight" in accordance with Figure R301.2(6) depending on whether there has been a history of local damage.
- d. The jurisdiction shall fill in this part of the table with "moderate to severe" "slight to moderate," or "none to slight" in accordance with Figure R301.2(7) depending on whether there has been a history of local damage.
- e. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- f. The outdoor design dry-bulb temperature shall be selected from the columns of 97 ½-percent values for winter from Appendix D of the 2006 International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local weather experience as determined by the Building Official.
- g. The jurisdiction shall fill in this part of the table with the Seismic Design Category determined from Section R301.2.2.1.
- h. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the currently effective FIRM and FBFM, or other flood hazard map adopted by the community, as may be amended.
- i. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, for areas where the average daily temperature in January is 25° F (-4°C) or less, or where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- j. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32° Fahrenheit)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).

(History: Ord. BC-2635 §55, 2007; BC-2459 §38, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.120; BC-2013 §20, 97)

**16.110.301.5**

Table R301.5 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

**Table R301.5**  
**MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS**  
**(in pounds per square foot)**

USE	LIVE LOAD
Attics with limited storage <sup>b,g,h</sup>	20
Attics without storage <sup>b</sup>	10
Decks <sup>c</sup>	40
Exterior Balconies	60
Fire Escapes	40
Guardrails and handrails <sup>d</sup>	200 <sup>i</sup>
Guardrails in-fill components <sup>i</sup>	50 <sup>i</sup>
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 <sup>c</sup>

For SI: 1 pound per square foot = 0.0479kPa, 1 square inch = 645 mm<sup>2</sup>, 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20 square-inch area.
- b. Attics without storage are those attic areas that are not accessed by a pull-down stair, or a scuttle with a dimension of less than or equal to 30 inches high by 24 inches wide.

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- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300 pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. See Section R502.2.1 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member.
- h. Attic spaces served by a fixed stair shall be designed to support the minimum live load specified for sleeping rooms.
- i. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

(History: Ord. BC-2635 §56, 2007)

### **16.110.301.8**

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.175 (part); BC-2013 §26, 97)

### **16.110.306.5**

Section R306.5 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

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

(History: Ord. BC-2635 §57, 2007; BC-2459 §39, 2004; BC-2237 §2, 2001; Source or prior law: 16.08.170; BC-2013 §41, 97)

### **16.110.309.6**

Repealed. See 16.110.309.7.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.130; BC-2013 §21, 97)

### **16.110.309.7**

Section R309.7 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R309.7 Residential driveways.** Residential concrete and asphalt driveway slabs shall be a minimum of 4-inches thick. The driveway shall have a constant slope so as to avoid ponding of water. The slope shall be away from the house or building or drain by means approved by the Building Official.

(History: Ord. BC-2635 §58, 2007; BC-2459 §40, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.130; BC-2013 §21, 97)

### **16.110.310.1**

Section R310.1 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

**R310.1 Emergency escape and rescue required.** Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this Section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

#### **Exceptions:**

1. Dwellings for which the building permit for the initial construction of that dwelling was issued prior to January 1, 2001, are exempt from the above requirement for subsequent basement remodels; provided, however, that exemption shall only apply if the basement has not been expanded subsequent to January 1, 2001, or that basement does not at any time contain any sleeping areas; conversion of any habitable area to a sleeping area at any time will trigger the emergency escape and rescue requirements set forth above. All currently existing openings that provide for emergency escape and rescue, regardless of whether or not they comply with the above escape and rescue requirements, cannot be removed or altered without bringing the basement into full compliance with the minimum requirements of this Section, regardless of when building permits for the dwelling were issued.
2. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet.

**R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet.

**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches.

**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches.

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

(History: Ord. BC-2635 §59, 2007; BC-2459 §41, 2004; BC-2341 §1, 2002)

**16.110.315.1**

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001)

**16.110.321.1**

Section R321.1 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

**R321.1 Premises identification.** Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property and located not more than 50 feet from the property line. Address characters shall have a contrasting background and have a minimum height of 4 inches in Use Groups R-3 and R-4; 6 inches in Use Group R-3 Child Care Facilities.

(History: Ord. BC-2635 §60, 2007; BC-2459 §42, 2004; BC-2237 §2, 2001; Source or prior law: 16.14.320 (part); BC-2013 §83, 97; BC-1824 §129, 94; 16.05.177.500 (part); BC-2143 §20, 98)

**16.110.321.2**

Section R321.2 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R321.2 Illumination.** Single family dwellings shall have the ability to illuminate the address and numbers during the hours of darkness with a power source connected to the house electrical system or other approved source of illumination.

(History: Ord. BC-2635 §61, 2007; BC-2459 §43, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.177.500 (part); BC-2143 §20, 98)

**16.110.325.1**

Repealed. See 16.110.321.1.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001; Source or prior law: 16.14.320 (part); BC-2013 §83, 97; BC-1824 §129, 94; 16.05.177.500 (part); BC-2143 §20, 98)

**16.110.325.2**

Repealed. See 16.110.321.2.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001; Source or prior law: 16.05.177.500 (part); BC-2143 §20, 98)

**16.110.328**

Section R328 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**SECTION R328  
PHYSICAL SECURITY**

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

**R328.1.1 Scope.** The provisions of this Section shall apply to all new structures and to additions and alterations made to existing buildings.

**R328.2 Doors.** Except for vehicular access doors, all exterior swinging doors of residential buildings and attached garages, including the doors leading from the garage area into the dwelling unit, shall comply with Sections R328.2.1 through R328.2.5 for the type of door installed.

**R328.2.1 Wood doors.** Where installed, exterior wood doors shall be of solid core construction such as high-density particleboard, solid wood, or wood block core with a minimum thickness of one and three-fourths inches (1 3/4") at any point. Doors with panel inserts shall be solid wood. The panels shall be a minimum of one inch (1") thick. The tapered portion of the panel that inserts into the groove of the door shall be a minimum of one-quarter inch (1/4") thick. The groove shall be a dado groove or applied molding construction. The groove shall be a minimum of one-half inch (1/2") in depth.

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

**R328.2.3 Fiberglass doors.** Fiberglass doors shall have a minimum skin thickness of one-sixteenth inch (1/16") and have reinforcement material at the location of the deadbolt.

**R328.2.4 Double doors.** Where installed, the inactive leaf of an exterior double door shall be provided with flush bolts having an engagement of not less than one inch into the head and threshold of the doorframe.

**R328.2.5 Sliding doors.** Where installed, exterior sliding doors shall comply with all of the following requirements:

- A. Sliding door assemblies shall be installed to prevent the removal of the panels and the glazing from the exterior with the installation of shims or screws in the upper track.
- B. All sliding glass doors shall be equipped with a secondary locking device consisting of a metal pin or a surface mounted bolt assembly. Metal pins shall be installed at the intersection of the inner and outer panels of the inside door and shall not penetrate the frame's exterior surface. The surface mounted bolt assembly shall be installed at the base of the door.

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

**R328.3.1 Wood frames.** Wood door frames shall comply with all of the following requirements:

- A. All exterior door frames shall be set in frame openings constructed of double studding or equivalent construction, including garage doors, but excluding overhead doors. Door frames, including those with sidelights shall be reinforced in accordance with ASTM F476-84 Grade 40.
- B. In wood framing, horizontal blocking shall be placed between studs at the door lock height for three (3) stud spaces or equivalent bracing on each side of the door opening.

**R328.3.2 Steel frames.** All exterior door frames shall be constructed of 18 gauge or heavier steel, and reinforced at the hinges and strikes. All steel frames shall be anchored to the wall in accordance with manufacturer specifications. Supporting wall structures shall consist of double studding or framing of equivalent strength. Frames shall be installed to eliminate tolerances inside the rough opening.

**R328.3.3 Door jambs.**

- A. Door jambs shall be installed with solid backing in a manner so no void exists between the strike side of the jamb and the frame opening for a vertical distance of twelve inches (12") each side of the strike. Filler material shall consist of a solid wood block.
- B. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

**R328.4 Door hardware.** Exterior door hardware shall comply with Sections R328.4.1 through R328.4.6.

**R328.4.1 Hinges.** Hinges for exterior swinging doors shall comply with the following:

- A. At least two (2) screws, three inches (3") in length, penetrating at least one inch (1") into wall structure shall be used. Solid wood fillers or shims shall be used to eliminate any space between the wall structure and door frame behind each hinge.
- B. Hinges for out-swinging doors shall be equipped with mechanical interlock to preclude the removal of the door from the exterior.

**R328.4.2 Strike plates.** Exterior door strike plates shall be a minimum of 18 gauge metal with four offset screw holes. Strike plates shall be attached to wood with not less than three inch (3") screws, which shall have a minimum of one inch (1") penetration into the nearest stud. Note: For side lighted units, refer to Section R328.4.6.

**R328.4.3 Escutcheon plates.** All exterior doors shall have escutcheon plates or wrap-around door channels installed around the lock protecting the door's edge.

**R328.4.4 Locks.** Exterior doors shall be provided with a locking device complying with one of the following:

Single Cylinder Deadbolt shall have a minimum projection of one inch (1"). The deadbolt shall penetrate at least three-fourths inch (3/4") into the strike receiving the projected bolt. The cylinder shall have a twist-resistant, tapered hardened steel cylinder guard. The cylinder shall have a minimum of five (5) pin tumblers, shall be connected to the inner portion of the lock by solid metal connecting screws at least one-fourth inch (1/4") in diameter and two and one-fourth inches (2-1/4") in length. Bolt assembly (bolt housing) unit shall be of single piece construction. All deadbolts shall meet ANSI grade 2 specifications.

**R328.4.5 Entry vision and glazing.** All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. The view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports.

**R328.4.6 Side lighted entry doors.** Side light door units shall have framing of double stud construction or equivalent construction complying with Sections R328.3.1, R328.3.2 and R328.3.3. The doorframe that separates the door opening from the side light, whether on the latch side or the hinge side, shall be double stud construction or equivalent construction complying with Sections R328.3.1 and R328.3.2. Double stud construction or construction of equivalent strength shall exist between the glazing unit of the side light and wall structure of the dwelling.

**R328.5 Street numbers.** Street numbers shall comply with Section R321.1.

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

**R328.6.1 Front and street side exterior lighting.** All front and street side door entrances should be protected with a minimum of one light outlet having a minimum of sixty (60) watts of lighting (or energy efficient equivalent), installed so that the light source is not readily accessible.

**R328.6.2 Rear exterior lighting.** Homes with windows or doors near ground level below eight feet (8') on the rear side of the house shall be equipped with a minimum of one light outlet having 100 watt lighting (or energy efficient equivalent) and shall be of the flood light type. Those fixtures placed below eight feet (8') shall be fixtures manufactured such that the light source is not readily accessible.

**R328.7 Alternate materials and methods of construction.** The provisions of this Section are not intended to prevent the use of any material or method of construction not specifically prescribed by this Section, provided any such alternate has been approved by the enforcing authority, nor is it the intention of this Section to exclude any sound method of structural design or analysis not specifically provided for in this Section. The materials, methods of construction, and structural design limitations provided for in this Section shall be used, unless the enforcing authority grants an exception.

The enforcing authority is authorized to approve any such alternate provided they find the proposed design, materials, and methods of work to be at least equivalent to those prescribed in this Section in quality, strength, effectiveness, burglary resistance, durability, and safety. (History: Ord. BC-2635 §62, 2007; BC-2459 §44, 2004; BC-2318 §1, 2001; BC-2237 §2, 2001; Source or prior law: 16.05.177.100; BC-2143 §1, 98; 16.05.177.110; BC-2143 §2, 98; 16.05.177.200; BC-2143 §3, 98; 16.05.177.210; BC-2143 §4, 98; 16.05.177.220; BC-2143 §5, 98; 16.05.177.230; BC-2143 §6, 98; 16.05.177.240 (part); BC-2143 §7, 98; 16.05.177.250; BC-2143 §8, 98; 16.05.177.300; BC-2143 §9, 98; 16.05.177.310 (part); BC-2143 §10, 98; 16.05.177.320; BC-2143 §11, 98; 16.05.177.330; BC-2143 §12, 98; 16.05.177.400; BC-2143 §13, 98; 16.05.177.410; BC-2143 §14, 98; 16.05.177.420; BC-2143 §15, 98; 16.05.177.430 (part); BC-2143 §16, 98; 16.05.177.440 (part); BC-2143 §17, 98; 16.05.177.450; BC-2143 §18, 98; 16.05.177.460; BC-2143 §19, 98; 16.05.177.500; BC-2143 §20, 98; 16.05.177.610; BC-2143 §21, 98; 16.05.177.620; BC-2143 §22, 98; 16.05.177.800; BC-2143 §23, 98)

**16.110.401.4.2**

Repealed.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001)

**16.110.403.1.1.1**

Section R403.1.1.1 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R403.1.1.1 Continuous footing reinforcement.** Continuous footings for basement foundation walls shall have minimum reinforcement consisting of not less than two No. 4 bars, uniformly spaced, located a minimum 3 inches (3”) clear from the bottom of the footing.  
(History: Ord. BC-2635 §63, 2007; BC-2459 §45, 2004; BC-2237 §2, 2001)

**16.110.403.1.1.2**

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §46, 2004; BC-2237 §2, 2001)

**16.110.403.1.6.2**

Section R403.1.6.2 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R403.1.6.2 Foundation anchorage – basement walls.** The spacing of anchor bolts or foundation anchor straps required by Section R403.1.6 shall be reduced to a maximum of 3 feet (3’) on center for basement foundation walls.  
(History: Ord. BC-2635 §64, 2007; BC-2459 §47, 2004; BC-2237 §2, 2001)

**16.110.404.1.3**

Section R404.1.3 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

**R404.1.3 Design required.** A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the conditions listed below exist. Where applicable, a standard design approved by the City may be used in lieu of a design from the design professional. For new single family dwellings where standard designs approved by the City are used, the design professional sealing the plans shall specify the use of those designs on the approved plans or through a separate report.

1. Walls are subject to hydrostatic pressure from ground water.
2. Walls supporting more than 48 inches (48”) of unbalanced backfill that do not have permanent lateral support at the top and bottom.
3. Sites containing CH, MH, OL, or OH soils as identified in Table R405.1
4. Foundation walls exceeding ten feet (10’) in height, measured from the top of the wall to the bottom of the slab.
5. Lots identified on the subdivision grading plan as having more than six feet (6’) of fill or having a finished slope steeper than 4 horizontal to 1 vertical before grading.
6. Footings and foundations with existing fill soils below the footing level.

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7. Sloping lots steeper than 4 to 1 before grading.
8. Lots where some footings will bear on soil and others will bear on rock.
9. Areas where problems have historically occurred.
10. Stepped footing and foundation walls.

(History: Ord. BC-2635 §65, 2007; BC-2459 §48, 2004; BC-2237 §2, 2001)

### **16.110.506.2.4**

Repealed. See 16.110.506.2.6.

(History: Ord. BC-2635 §211, 2007; BC-2459 §49, 2004; BC-2237 §2, 2001)

### **16.110.506.2.5**

Section 506.2.5 of the 2006 International Residential Code for One- and Two-Family dwellings is hereby added to read as follows.

**R506.2.5 Design required.** A design in accordance with accepted engineering practice shall be provided for concrete floors when the limitations for fill material set forth in Section R506.2.1 are exceeded. Where applicable, a standard design approved by the City may be used in lieu of a design from the design professional.

(History: Ord. BC-2635 §66, 2007)

### **16.110.506.2.6**

Section R506.2.6 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R506.2.6 Basement floor slab isolation.** Basement floor slabs shall be isolated from column pads, interior columns and interior bearing walls to facilitate differential movement. Nonbearing walls supported on basement floor slabs shall be provided with a minimum one inch (1") expansion joint to facilitate differential movement between the floor slab and the floor framing above. Isolation and/or an expansion joint is not required within six inches (6") of the exterior walls.

(History: Ord. BC-2635 §67, 2007)

### **16.110.602.10.5.1**

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §50, 2004)

### **16.110.703.6**

Repealed

(History: Ord. BC-2635 §211, 2007; BC-2459 §51, 2004)

### **16.110.703.6.2.2**

Repealed. See 16.110.703.6.3.

(History: Ord. BC-2635 §211, 2007; BC-2459 §52, 2004)

**16.110.703.6.3**

Section R703.6.3 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows.

**R703.6.3 Water-resistive barrier.** One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226 for Type 1 felt or other approved water-resistive barrier where applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where joints occur, felt shall be lapped not less than 6 inches. The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

**Exceptions:** Omission of the water-resistive barrier is permitted in the following situations:

1. In detached accessory buildings.
2. Under exterior wall finish materials as permitted in Table R703.4.

(History: Ord. BC-2635 §68, 2007)

**16.110.801.3**

Section R801.3 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby amended to read as follows:

**R801.3 Roof drainage.** In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 3 feet from foundation walls or to an approved drainage system.

(History: Ord. BC-2635 §69, 2007; BC-2459 §53, 2004; BC-2237 §2, 2001)

**16.110.901.2**

Section R901.2 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R901.2 Legislative findings.** The Governing Body hereby makes the following legislative findings:

1. The use of wood shingle, wood shake shingle, or other roofing materials less than Class C rated present a substantial threat to the public safety from the increased risk of fire and the potential for, under certain conditions, the spreading of fire to neighboring property, thereby placing lives and property at increased risk of harm.
2. A substantial number of subdivisions presently exist in the City that have homes with untreated and un-rated wood shingle, wood shake shingle, or other roofing materials, and many of those subdivisions have covenants, conditions or restrictions (hereinafter "restrictive covenants") that require the use of wood shingle or wood shake shingle roofing materials for re-roofing existing homes.

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3. While these restrictive covenants may permit the use of tile or slate materials in lieu of wood, use of these materials for re-roofing is generally not feasible for a roof support system originally constructed to accommodate wood.
4. Although treated wood shingles and wood shake shingles that meet the Class C rating requirements may be currently available, the long term benefit of such treatment is uncertain, that treatment may render the shingles more susceptible to hail damage and such materials cost substantially more than many other Class C or better roofing materials.
5. The use of wood shingle or wood shake shingle roofing materials throughout a subdivision is believed by some residents to preserve property values and to be aesthetically pleasing.
6. In most instances restrictive covenants requiring the use of such roofing materials were imposed by the developer of a subdivision and the residents who currently occupy these subdivisions have never had the opportunity to balance the risks and benefits of the required uses of such materials in their personal residences or their subdivisions, and to make their own informed judgment on such required use. In fact, many of these residents have not reviewed the restrictive covenants prior to acquiring the real estate, and the only notice an owner may receive of the existence of such covenants is an oblique reference in a title insurance commitment.
7. In most instances amendment of these restrictive covenants, through the process established by the subdivision documents, to allow the use of all Class C rated or better materials may require following complex procedures and the agreement of a super-majority of the residents of a subdivision, thereby presenting serious practical difficulties and obstacles in the way of accomplishing such amendments. Further, certain procedural obstacles concerning how often restrictive covenants can be amended might prevent a home association from adopting appropriate aesthetic regulations to govern the use of the alternate roofing materials allowed by this ordinance in a timely fashion to allow them to be in effect on April 24, 2000, the effective date of this ordinance, thereby requiring the Governing Body to modify such procedural requirements to allow such timely action to take place.
8. In deciding issues that have a direct and immediate effect on the lives, quality of living and property values of the residents of a subdivision, and issues that have serious public safety impacts on the subdivision and the entire community, it is in the democratic tradition of this county to allow the residents of each local subdivision to make an informed decision on balancing the risks and benefits of various types of roofing materials.
9. The Governing Body believes that, when offered the opportunity to make an informed decision on this issue, a substantial number of residents throughout the City will decide to discontinue using wood shingle and wood shake shingle roofing materials, thereby significantly increasing the number of homes in the community that utilize alternative roofing materials that better protect the lives throughout the entire City.

(History: Ord. BC-2635 §70, 2007; BC-2459 §54, 2004; BC-2237 §2, 2001; Source or prior law: 16.30.010; BC-2167 §1, 2000)

**16.110.901.3**

Section R901.3 of the 2006 International Residential Code for One- and Two-Family Dwellings is hereby added to read as follows:

**R901.3 Restrictive covenants.** It shall be unlawful for any individual or organization to establish or enforce restrictive covenants which prohibit or effectively prevent the owner of a residential dwelling from using any of the following types of shingles for roof covering materials allowed by this code: wood shingle or wood shake, composite, slate, tile, clay or concrete. Nothing in this ordinance shall prohibit a homes association, if it determines to do so, from adopting restrictive covenants or otherwise governing the use of such roofing materials only to the extent of regulating the colors, styles or dimensions of roofing materials, or other aesthetic factors. Notwithstanding any existing procedural provisions governing the time period for consideration of amendments of restrictive covenants by home associations to the contrary, a home association, if it determines to do so, may amend their restrictive covenants to provide for such aesthetic regulations for a period of 180 days from and after April 24, 2000. Any such amendments after that 180 day period of time shall be subject to any procedural requirements set forth in such covenants.

(History: Ord. BC-2635 §71, 2007; BC-2459 §55, 2004; BC-2237 §2, 2001; Source or prior law: 16.30.020; BC-2167 §1, 2000)

**16.110.907.3**

Section 907.3 of the 2006 International Residential Code for One- and Two-family Dwellings is hereby amended to read as follows:

**R907.3 Re-covering versus replacement.** New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.
4. For asphalt shingles, when the building is located in an area subject to severe hail exposure according to Figure R903.5.

**Exceptions:**

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Installation of metal panel, metal shingle, and concrete and clay tile roof coverings over existing wood shake roofs shall be permitted when the application is in accordance with Section R907.4.
3. The application of new protective coating over existing spray polyurethane foam roofing systems shall be permitted without tear-off of existing roof coverings.

(History: Ord. BC-2635 §72, 2007)

**16.110.1101.2**

Section N1101.2 of the 2006 International Residential Code is hereby amended to read as follows:

**N1101.2 Compliance.** Compliance with this Chapter shall be demonstrated by either meeting the requirements of the 2006 International Energy Conservation Code or meeting the requirements of this chapter. Climate zones from Figure N1101.2 or Table N1101.2 shall be used in determining the applicable requirements from this chapter. Compliance with this chapter may also be demonstrated by submitting verification the home has a Home Energy Rating score of 80 or above. The home energy rating shall be performed in accordance with the Mortgage Industry national home Energy Rating System Accreditation Standard by a rater certified and listed by the Residential Energy Services Network (RESNET), based on the Model Energy code, (1993 version or later), has been achieved. The qualifications of the home energy rater shall be approved by the Building Official prior to submittal of the Home Energy Rating verification. Approval from the Building Official to utilize the Home Energy Rating as a means of demonstrating compliance with this chapter shall be obtained at the time the building permit is issued. The Building Official is authorized to approve other equivalent forms of compliance with this chapter.

**N1101.2.1 Warm humid counties.** Warm humid counties are listed in Table N1101.2.1. (History: Ord. BC-2635 §73, 2007; BC-2459 §56, 2004)

**16.110.1102.1**

Repealed. See 16.110.1102.2.6 (part).

(History: Ord. BC-2635 §211, 2007; BC-2459 §57, 2004; BC-2237 §2, 2001; Source or prior law: 16.06.160; BC-2013 §32, 97)

**16.110.1102.1.5.1**

Repealed. See 16.110.1102.1.

(History: Ord. BC-2459 §187, 2004; BC-2237 §2, 2001; Source or prior law: 16.06.160; BC-2013 §32, 97)

**16.110.1102.2.6**

Section N1102.2.6 of the 2006 International Residential Code is hereby amended to read as follows:

**N1102.2.6 Basement walls.** Exterior walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections N1102.1 and N1102.2.5.

**Exception:** Exterior basement walls made of concrete or masonry are not required to be insulated when such walls are not adjacent to finished space and are more than 50 percent below grade. Exterior basement walls made of concrete and masonry shall be insulated whenever the adjacent interior space is finished.

(History: Ord. BC-2635 §74, 2007)

**16.110.3103.1**

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §58, 2004; BC-2237 §2, 2001)

**16.110.3802.11**

Repealed.

(History: Ord. BC-2635 §211, 2007; BC-2459 §59, 2004)

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