

<b>IBC</b>			
<b>Jurisdiction</b>	<b>Code Section</b>	<b>Intent/Rational</b>	<b>Proposed Language</b>
Lee's Summit	405.1 Underground Buildings	incorporate local subterranean space code	Add the following language: Exception 7. Structures as defined in the LSCO Chapter 7, Subterranean Space Building and Fire Code.
Lee's Summit	423.4 Storm Shelters	cost control on small group E projects	Add the following language: Exception 4. Group E occupancies that undergo alterations or additions where the cost of compliance with ICC 500 Section 702 is greater than 20% of the total project cost may omit the requirements of ICC 500 Section 702 only.
Lee's Summit	502.1 Address Identification	identify tenant spaces at other than main entrances	Add the following language: In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.
Lee's Summit	Chapter 9 match IFC (Eden)	Chapter 9 IBC same as Chapter 9 IFC	Make same changes as per Assistant Chief Eden
Lee's Summit	1015.2 Guards	guards on high-side of retaining walls when needed	Add the following language: Guards are required at retaining walls over 30" above grade when walking surfaces are within (10) feet of the high side of the retaining wall.
Lee's Summit	1010.1.9.4 Locks & Latches	consistent with IFC	Make same changes as per Assistant Chief Eden
Lee's Summit	Chapter 13 Energy Efficiency	use local energy efficiency requirements	Deleted Chapter 13 Energy Efficiency
Lee's Summit	Table 1505.1 Roof Covering	class "C" minimum rating required	Delete Table 1505.1 footnotes A,B,C
Lee's Summit	1505.5 Nonclassified Roofing	class "C" minimum rating required	Insert the following language: Non-classified roofing shall not be installed unless utilized for the repair of ten (10) percent or less of the total roof covering in any three-year period.
Lee's Summit	1511.1 Reroofing	allow minor repair of NR roofs	Add the following language: Re-roofing includes any repairs of more than 10% or less of the total roof covering in any three year period. A repair of 10% or less of the total roof covering in any three year period may utilize approved roofing materials comparable to the existing roofing materials.

Lee's Summit	1804.4.1 Site Grading	incorporate local storm water drainage requirements	<p>Add the following language: Minimum Standards</p> <p>A. All drainage facilities shall be designed to carry waters to the nearest drainage way, storm sewer conveyance, or other approved poi not collection and conveyance. Erosion of ground in the area of discharge shall be prevented by installation of erosive control devices. Unless specified drainage ways and swales are specifically approved by the building official, abutting property lines between structures shall be designed to function as drainage ways. The toe of slopes shall set back from the property line a minimum of one foot. The area surrounding the building foundation shall have a drainage gradient as provided for in the International Building Code, as amended from time to time with draining gradient thereafter of not less than two percent toward approved drainage facilities unless waived by the building official.</p> <p>B. Prohibited conduct: No person shall allow or cause any:</p> <p>(1) Obstruction to be created, installed or maintained within any drainage way, detention facility, or engineered swale which will create ponding on adjacent property, divert water onto the adjoining property, or impede drainage. Fences may be erected in such areas provided they do not unnecessarily restrict the flow of water.</p> <p>(2) water form intermittent sources such as discharges from sump pumps, downspouts, foundation drains, swimming pools, swimming pool backwashes, or other similar sources excluding lawn sprinklers to be discharged closer than five feet from any adjoining property line.</p> <p>C Enforcement: Where such conditions exist and the code official has given written notice of the violation, the owner of the property shall take appropriate measures to eliminate the problems caused on the adjacent property, within the time period stated on the notice, and failure to do so shall be a violation of this chapter.</p>
--------------	-----------------------	---	--

Lee's Summit	1805.4.1 Subsoil Drainage System	incorporate local storm water drainage requirements	<p>Add the following language: Where foundations retain earth and enclose habitable or usable space located below grade, drains shall be provided below the floor slab. Drainage tiles, perforated pipe or other approved systems or materials shall be installed at or below the area(s) to be protected; shall be placed with positive or neutral slope to minimize the accumulation of deposits in the drainage system; and shall discharge by gravity or mechanical means to an approved storm water drainage system. The under-slab drainage system shall be installed around the inner perimeter of the area(s) to be protected, or, in a manner that will provide adequate drainage for all area(s) to be protected and is approved by the building official. Interior underslab drains installed on uncompacted fill material shall be supported by mechanical means which are adequately tied into the concrete slab to ensure proper drainage throughout the underslab drain(s).</p>
--------------	----------------------------------	---	--

Lee's Summit	3109 Swimming Pools/Spas/Hot Tubs	International Swimming Pool/Spa Code not proposed to be adopted	Section 3109 will be deleted.
--------------	-----------------------------------	---	-------------------------------

**IPC**

<b>Jurisdiction</b>	<b>Code Section</b>	<b>Intent/Rational</b>	<b>Proposed Language</b>
Lee's Summit	305.4.1 Sewer depth	establish minimum depth	Insert the following language: 12 inches
Lee's Summit	312.10 Inspection & testing of backflow prevention assemblies	per LSWD policies	Substitute the following language: : Inspection and testing of backflow prevention assemblies shall be in accordance with the policies prescribed by the Water Utilities Department of the City of Lee's Summit, MO.
Lee's Summit	Table 403.1 Minimum number of required plumbing fixtures	interior finishes may be such that SS is not needed	Add footnote g to table 403.1: Footnote g – A service sink may not be required, at the discretion of the building official, if deemed unnecessary due to the size, type and finish of the space.
Lee's Summit	403.4.1 Directional signage	input in 12 was this was over kill/NC in 18	Delete Section 403.4.1
Lee's Summit	410.4 Substitution	allows flexibility	Insert the following language: In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink shall be permitted to be substituted for the required drinking fountains.
Lee's Summit	607.2 Hot or tempered water supply to fixtures	thought to be to restrictive	Insert the following language: The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 100 feet (30,480mm).
Lee's Summit	608.15.2 Protection of backflow preventers	no exception for lawn irrigation	Insert the following language: Exception: In-ground back-flow devices for lawn irrigation systems
Lee's Summit	714.1 Backwater valves	historically not required	Delete Section 714.1
Lee's Summit	903.1 Roof extension	establish minimum height	Insert the following language: 6 inches
Lee's Summit	918.1 Air admittance valves	minimize the use of AAV	Substitute the following language: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual-and branch-type air admittance valves shall conform to ASSE 1051.

Lee's Summit 1002.4 Trap seals

allows flexibility

Substitute the following language: Each fixture trap shall have a liquid seal of not less than two (2) inches (51 mm) and not more than four (4) inches (102 mm), or deeper for special designs relating to accessible fixtures. Where a trap seal is subject to loss by evaporation, a deep-seal trap consisting of a four-inch (102 mm) seal or a trap seal primer valve shall be installed. A trap seal primer valve shall conform to ASSE 1018 or ASSE 1044.

Lee's Summit 1101.3 Prohibited drainage

Incorporate local requirements

Insert the following language: Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Lee's Summit 1113.1.1 Pump capacity and head

exposed drains need back-up power

Insert the following language: Sumps receiving storm water from any exposed exterior drain(s) or opening(s) shall be provided with back-up system(s) capable of assuring proper sump operation in case of power failure.

**IMC**

<b>Jurisdiction</b>	<b>Code Section</b>
Lee's Summit	401.2 Ventilation required

<b>Intent/Rational</b>
IECC not proposed to be adopted

<b>Proposed Language</b>
Substitute the following language: Every occupancy space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section403.

**NEC**

<b>Jurisdiction</b>	<b>Code Section</b>	<b>Intent/Rational</b>	<b>Proposed Language</b>
Lee's Summit	2017 NEC 230.70(A)(1) Readily accessible location	allows flexibility, consistent with IRC	Section 230.70(A)(1) is hereby amended to read as follows: The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. When service entrance conductors are more than ten (10) feet in length from the point of entry to the service panel, a separate means of disconnect must be installed at the service cable entrance to the building or structure.
Lee's Summit	210.52(C)(5) Receptacle outlet locations	consistent with the IRC	Section 210.52(C)(5) is hereby amended to read as follows: Receptacle outlets shall be located not more than 20 inches (508 mm) above the countertop or work surface. Receptacle outlet assemblies installed in countertops and work surfaces shall be listed for use in countertops or work surfaces. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks or rangetops as covered in 210.52(C)(1), Exception, or appliances occupying dedicated space shall not be considered as these required outlets.  EXCEPTION: Receptacle outlets shall be permitted to be mounted not more than 12 inches (305 mm) below the countertop or work surface in construction designed for the physically impaired or for island and peninsular countertops or work surface where the surface is flat across its entire surface and there are no means to mount a receptacle within 20 inches (508 mm) above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop or work surface in accordance with this section shall not be located where the countertop or work surface extends more than 6 inches (152 mm) beyond its support base.
Lee's Summit	210.8(A)(2) Dwelling unit garages	consistent with the IRC	Section 210.8(A)(2) is hereby amended to read as follows: Garage and accessory building receptacles is hereby amended to read as follows: All 125-volt, single-phase, 15- and 20- ampere receptacles installed in garages and grade level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit interrupter protection for personnel.

EXCEPTIONS:

Lee's Summit 210.8(A)(5) Dwelling units unfinished basement consistent with the IRC

1.) Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.

2.) A single receptacle supplied by a dedicated branch circuit that is located and identified for a specific use by a cord-and-plug-connected appliance such as a refrigerator, freezer or sump pump.

3.) A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

Section 210.8(A)(5) is hereby amended to read as follows:  
All 125-volt, single phase, 15- and 20- ampere receptacles installed in unfinished basements shall have ground fault circuit interrupter protection for personnel. For the purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like.

Exceptions:

1.) Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.

2.) A single receptacle supplied by a dedicated branch circuit that is located and identified for a specific use by a cord-and-plug-connected appliance such as a refrigerator, freezer or sump pump.

3.) A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

**IFGC**

<b>Jurisdiction</b>	<b>Code Section</b>	<b>Intent/Rational</b>	<b>Proposed Language</b>
Lee's Summit	403.4.3 Copper & copper alloy	Spire NG not compatible	Delete the entire section
Lee's Summit	403.4.4 Aluminum	Spire NG not compatible	Delete the entire section
Lee's Summit	4.3.5.1 Steel tubing	Spire NG not compatible	Delete the entire section
Lee's Summit	403.5.2 Stainless steel	Spire NG not compatible	Delete the entire section
Lee's Summit		Spire NG not compatible	Delete the entire section
	403.5.3 Copper & copper alloy tubing		
Lee's Summit	403.5.4 Aluminum tubing	Spire NG not compatible	Delete the entire section
Lee's Summit	406.4.1	Same as International Residential Code (IRC)	

Section 406.4.1 is hereby amended to read as follows:  
The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than ten (10) psig (68.9 kPa) irrespective of design pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure, the test pressure shall not be less than sixty (60) psig. Where the test pressure exceeds one hundred twenty-five (125) psig (862 kPa), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty (50) percent of the specified minimum yield strength of the pipe.