

KCHBA Recommendation:

Local Security Ordinances

1. Remove the requirement that exterior lights beside or over exterior doors need to be sealed fixtures or higher than 8 feet above the walking surface.
 2. Remove the requirement that deadbolt locks have a specific diameter and hardness of the bolts used to mount the two sides of deadbolt locks to the door. Allow the use of both ANSI Grade 2 and 3 deadbolts (residential) and Grade 1 (commercial).
 3. Remove the requirement for either a wrap-around metal plate around the lock or the requirement that a metal protective “L” strike plate be placed on the door edge where the deadbolt enters the frame of the door (referred to as door edge protector).
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City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing any changes to our existing security provisions of the code.

KCHBA Recommendation:

BUILDING PLANNING CHAPTER 3

Protection of Floors R302.13

It is requested that an additional exception #5 be added to this section as follows:

R302.13, Exceptions, 5. Wood I-joists.

City of Lee’s Summit Response:

-The City of Lee’s Summit currently requires fire protection of floors for engineered floor joist systems. We are not proposing any changes to this section of the code.

KCHBA Recommendation:

R303.4 Mechanical Ventilation—Change the air infiltration rate from 5ach to 3ach.

City of Lee’s Summit Response:

-The City of Lee’s Summit is proposing the deletion of this section of the code.

KCHBA Recommendation:

R313 Fire Sprinklers—Per both Kansas and Missouri state law remove this requirement from the IRC.

City of Lee’s Summit Response:

-The City is in conformance with the State of Missouri

KCHBA Recommendation:

R317.1.1 and R318.1.2 Field Treatment—Delete this section in its entirety.

City of Lee’s Summit Response:

-The City of Lee’s Summit is proposing the deletion of these two sections of the code.

KCHBA Recommendation:

FOUNDATIONS, CHAPTER 4

There have been discussions with the JOBO task force regarding the changes to table R403 regarding footing sizes, we recommend that jurisdictions maintain the sizes of footing as found in the 2012 IRC that have proven acceptable for our area.

City of Lee’s Summit Response:

-The City of Lee’s Summit has a minimum footing size criteria proposed for amendment.

KCHBA Recommendation:

R403.1.6 Foundation Anchorage—Clarify or amend to reflect that foundation bolts are not required for interior walls that function as a braced wall or are on a level below and aligned with an interior braced wall.

City of Lee’s Summit Response:

-The City of Lee’s Summit does not feel that clarification is needed in this section of the code.

KCHBA Recommendation:

FLOORS, CHAPTER 5

Section R507 decks

R507.9.2---Either delete any reference to the lateral deck attachment details in Figure R507.9.2(1) and R507.9.2(2) or specifically state that ½” bolts or ½” wood lag screws staggered at 12” on center for attachment of the band or ledger joist to the structure are sufficient to provide protection in our area.

City of Lee’s Summit Response:

-The City of Lee’s Summit is proposing the deletion of this section of the code.

KCHBA Recommendation:

WALL COVERING, CHAPTER 7

R703.7.2 Exterior Plaster and R703.12.1 Exterior Adhered Masonry---Add an additional exception to .7.2 and .12.1 to allow the stucco or adhered stone to extend to any horizontal non pervious surface if the sheathing has been sealed at the lowest bottom horizontal edge with tape approved for use with the first water-resistant barrier and sealed with a water proof calk or sealant; or if liquid applied water-resistant barrier is used the liquid is applied to lowest bottom horizontal edge and sealed with water proof calk or sealant.

City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing an amendment to this section of the code. We feel that the code as written allows for the protection by way of a weather-resistant barrier.

KCHBA Recommendation:

ENERGY EFFICIENCY, CHAPTER 11

N1101.1.12 Maintenance Information—The section needs to be removed or modified significantly.

N1102.4.1.2 &.3 Testing—This should be an option for the building official if they believe that the air infiltration rates are not being met or are below 3ach. It should NOT be mandatory for all dwellings.

N1102.4.4 — Rooms containing fuel-burning appliances. Delete this section from the code.

N1103.3.7 Ducts—Delete the section that requires that all return air ducts be in metal or other material which would prohibit wall and floor cavities from being used for return air systems.

N1103.5.1.1 Heated Water Circulation—Delete this section or remove the requirement of a pump from the circulation system.

N1106 Energy Rating Index—After discussion with the JOBO task force it was agreed that a HERS score of 80 or below would be acceptable for our area, therefore table N1106.4 should be changed for climate zone 4 to 80.

Above Code Programs—There are a number of great energy conservation programs available on a national basis such as “energy star”, “national green building standard”, “leed”, and possibly others.

City of Lee’s Summit Response:

-The City of Lee’s Summit is proposing the deletion of Chapter 11 in the IRC.

KCHBA Recommendation:

GENERAL MECHANICAL SYSTEM REQUIREMENTS, CHAPTER 13

M1307.2 Anchoring Appliances—The first sentence in this section “Appliances designed to be fixed in position shall be fastened or anchored in an approved manner” needs to be either clarified or removed from the code.

City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing an amendment to this section of the code. We do not feel this section needs clarification.

KCHBA Recommendation:

**ELECTRICIAL PART VIII
CHAPTERS 34, 35, 36, 37, 38, 39, 40, 41**

E3901.7—Delete requirement for a receptacle on a balcony.

E3901.9—Delete requirement for a receptacle in each vehicle bay of garages.

E3901.12—Delete requirement a receptacle within 25’ of the outside HVAC compressor. Again, this is just another cost that is not justified.

City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing any amendments to required receptacles.

KCHBA Recommendation:

E3902.2—Garage convenience outlets (plugs) The KCHBA requests that this section be modified to allow dedicated outlets for refrigerator, freezer, garage door operators, lawn sprinkler controls, and alarm panel to be exempt from GFCI protection.

E3902.5—Basement receptacles—KCHBA requests that the following outlets NOT be required to be on GFCI breakers; sump pump, powered hot water heater, alarm panel, refrigerator, freezer and irrigation controls.

City of Lee’s Summit Response:

-The City of Lee’s Summit is proposing two amendments to address dedicated receptacles for specific applications.

KCHBA Recommendation:

E3902.10—Delete the requirement for a dishwasher on GFCI breaker.

City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing an amendment to this section of the code.

KCHBA Recommendation:

E3902.13—GFCI required for heated floors—Again a new requirement with NO justification and only adding to cost of construction.

City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing an amendment to this section of the code.

KCHBA Recommendation:

E3902.16—Delete Arc Fault breakers for all service.

City of Lee’s Summit Response:

-The City of Lee’s Summit is not proposing an amendment to this section of the code.

KCHBA Recommendation:

E4002.14—Delete the requirement for tamper resistant outlets.

City of Lee's Summit Response:

-The City of Lee's Summit is not proposing an amendment to this section of the code.
