



The City of Lee's Summit

Final Agenda

Community and Economic Development Committee

Wednesday, December 12, 2018

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Action Letter
 - A. [2018-2473](#) Approval of the November 14, 2018 Community and Economic Development Committee Minutes
5. Public Comments
6. **Business**
 - A. [2018-2475](#) Presentation - Animal Control solar panel status report and consideration of pursuing additional opportunities for municipal buildings.

Presenter: Zachary Burton, recent Lee's Summit High School graduate
Lindsay Case, MC Power Companies
 - B. [2018-2450](#) Consideration of an Ordinance amending Chapter 7 of the Code of Ordinances of the City of Lee's Summit, Missouri, the Lee's Summit Building Code, to incorporate new provisions of the 2018 International Building Codes and the 2017 National Electrical Code; and an Ordinance amending Chapter 13 Fire Prevention and Protection of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing Article III Fire Code and adopting a new Article III pertaining to the same subject matter.

Presenter: Dan Harper, Assistant Director of Field Services
Tracy Deister, Codes Administration Manager
Jim Eden, Assistant Fire Chief
 - C. [2018-2480](#) Discussion of Neighborhood Services case types and monthly reporting.

Presenter: Ryan A. Elam, Director of Development Services
Tracy Deister, Codes Administration Manager
7. Roundtable
8. Adjournment

For your convenience, City Council agendas, as well as videos of City Council and Council Committee meetings, may be viewed on the City's Legislative Information Center website at "lsmo.legistar.com"

Packet Information

File #: 2018-2473, **Version:** 1

Approval of the November 14, 2018 Community and Economic Development Committee Minutes

Issue/Request:

Approval of the November 14, 2018 Community and Economic Development Committee Minutes

The City of Lee's Summit
Action Letter
Community and Economic Development Committee

Wednesday, November 14, 2018

4:00 PM

City Council Chambers

City Hall

220 SE Green Street

Lee's Summit, MO 64063

1. Call to Order

2. Roll Call

Present: 5 - Vice Chair Diane Forte
Councilmember Fred DeMoro
Liaison Donnie Funk
Councilmember Craig Faith
Chairperson Beto Lopez

Absent: 1 - Alternate Bob Johnson

3. Approval of Agenda

A motion was made by Vice Chair Forte, seconded by Councilmember Faith, that this agenda be approved. The motion carried unanimously.

4. Approval of Action Letter

- A. [2018-2376](#) Approval of the October 10, 2018 Community and Economic Development Committee Minutes.

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that the minutes be approved. The motion carried unanimously.

5. Public Comments

There were no public comments at the meeting.

6. Business

- A. [2018-2419](#) Presentation and Discussion - Targeted Industries for Lee's Summit - Lee's Summit Economic Development Council

This was a presentation and discussion given by Rick McDowell, President of the Lee's Summit Economic Development Council.

- B. [2018-2374](#) Recommendations for the adoption of the 2018 International Residential Code (IRC)

Community and Economic Development Committee

Action Letter

November 14, 2018

A motion was made by Vice Chair Forte, seconded by Councilmember Faith, that the 2018 International Residential Code be recommended for approval with staff recommended amendments to the City Council - Regular Session. The motion carried unanimously.

C. [TMP-0996](#) Adoption of the 2018 Property Maintenance Code

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that a recommendation of approval of an ordinance repealing Chapter 16 of the Lee's Summit Property Maintenance Code for the City of Lee's Summit and enacting a new Chapter 16 pertaining to the same subject matter for the City of Lee's Summit be moved to the City Council - Regular Session. The motion carried unanimously.

D. [2018-2408](#) Public Hearing - Application #PL2018-194 Unified Development Ordinance Amendment #3 - Article 6 Use Standards - Accessory Uses and Structures - Table 6.IV-1. Accessory Structures - Amending Detached Garage Size Limitations and Setbacks in All Residential Districts; City of Lee's Summit Applicant

A motion was made by Vice Chair Forte, seconded by Councilmember DeMoro, that this application be forwarded to the Planning Commission for consideration with additional consideration to the issues of property setbacks, proximity to adjoining properties, and consideration of additional increments and ratios used in the formula. The motion carried unanimously.

7. Roundtable

Mark Dunning clarified the motion to recommend approval of the 2018 International Residential Code. Mark Dunning stated that the 2018 Commercial Codes would be presented to the CEDC at the next meeting on December 12, 2018.

8. Adjournment

There being no further business, the meeting was adjourned at 5:28 pm.

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Packet Information

File #: 2018-2475, **Version:** 1

Presentation - Animal Control solar panel status report and consideration of pursuing additional opportunities for municipal buildings.

Issue/Request:

Presentation - Animal Control solar panel status report and consideration of pursuing additional opportunities for municipal buildings.

Key Issues:

Zachary Burton, a recent graduate of Lee's Summit High School and Lindsay Case with MC Power Companies will be presenting the Community and Economic Development Committee with a status report on the Animal Control solar panel project and highlighting the potential that exists for equipping City Hall with photovoltaic solar panels, and perhaps exploring other opportunities that may exist for municipal buildings and operations.

If guidance is provided to explore additional solar or energy efficiency opportunities, the City would need to develop a Request for Proposal (RFP) or Request for Qualifications (RFQ) to solicit proposals and work through procurement processes to select a company or firm to assist with these types of initiatives. Staff is looking for CEDC feedback and guidance before pursuing additional initiatives or opportunities.

Background:

In 2017, Zachary Burton, a Lee's Summit High School student approached the City to consider the installation of photovoltaic solar power for the Animal Control Facility. Zachary consulted with a local photovoltaic solar business to research the potential installation and benefits of installing photovoltaic solar panels for the Animal Control Facility and presented the research findings to the Mayor and Council at the June 15, 2017 City Council meeting. The Council directed staff to work with Zachary and prepare a RFP to solicit proposals to install solar panels at the Animal Control Facility. MC Power was selected as the solar provider and contractor and through working with Zachary and MC Power Companies, the project was completed and placed into service in July of 2018. The Mayor and Council desired to consider the Animal Control Facility solar project as a "pilot project" and revisit the consideration of pursuing other opportunities after it's completion and operation for a few months.

Zachary Burton, recent Lee's Summit High School graduate
Lindsay Case, MC Power Companies

Committee Recommendation: Should the CEDC wish to pursue additional opportunities, staff would recommend developing either an RFP or RFQ to solicit proposals from qualified firms to assist the City with solar and perhaps other energy efficiency and sustainability initiatives.

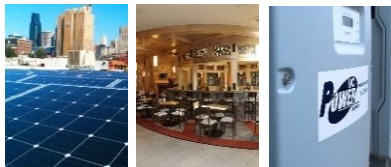


LEE'S SUMMIT

M I S S O U R I

Solar Recap

Presented by: Lindsay Case



Building For The Future

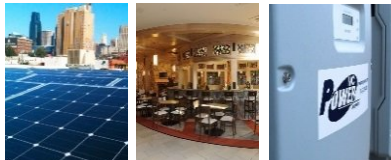


Introduction

- MC Power Companies
 - Established in 2009
 - Installed over 90 MW of solar
 - 15 utility scale solar projects
 - Headquartered in Lee's Summit, MO
 - Specializing in energy efficiency and construction projects including solar, battery storage, LED lighting and tenant finish



The Proof Is In The Projects



Recap of Animal Shelter Project



29.9kW DC
92 – 325 Watt Panels



Recap of Animal Shelter Project

| | August | September | October | November |
|--|--------|-----------|---------|----------|
| Projection Averaged Out over 12 Months (kWh) | 3,157 | 3,157 | 3,157 | 3,157 |
| Actual (kWh) | 3,920 | 3,735 | 3,086 | 2,132 |
| Difference | 763 | 578 | -71 | -1025 |



Recap of Animal Shelter Project

245 kWhs over projection

Estimated Energy Savings at \$0.10 per kWh: \$1,287.30

Lease Payments Made: \$1,046.00

Net After 4 Months: \$241.30

Estimated net at this rate after 25 years: \$23,187



Why Lee's Summit Should Go Solar

- Predictable energy cost for 25+ years
 - City budgeting will benefit by having a level of predictability
 - KCP&L Rebates Available
- Economic development tool
 - Businesses and residents want to move to Cities that support renewable energy, so it draws them to the City which in-turn creates growth
 - Shows that your City is forward thinking and being progressive which brings in new young families
- Educational purposes
 - Renewable energy is now a part of 4th grade curriculum
 - We will also install a monitoring system where you could have the production from the arrays displayed somewhere on campus
- Environmental benefits for the city
 - Over Quiet, Zero emissions power producer right in your city
- MC Power Companies will provide all maintenance for term of agreement
- Minimal risk for the city



Why Lee's Summit Should Go Solar

- City Hall Example – 99.7kW DC
 - Kansas City Power & Light Rebate: \$25,000
 - Annual Energy Savings: 134,400 kWhs x \$0.10 = \$13,440
 - Estimated Energy Savings over 25 years with 2% inflation: \$430,487



Thank You!

Lindsay Case
Senior Energy Consultant

lcase@mcpower.com

816.207.7659

MC Power Companies
4031 NE Lakewood Way
Lee's Summit, MO 64064
816. 251.4700



Packet Information

File #: 2018-2450, **Version:** 1

Consideration of an Ordinance amending Chapter 7 of the Code of Ordinances of the City of Lee's Summit, Missouri, the Lee's Summit Building Code, to incorporate new provisions of the 2018 International Building Codes and the 2017 National Electrical Code; and an Ordinance amending Chapter 13 Fire Prevention and Protection of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing Article III Fire Code and adopting a new Article III pertaining to the same subject matter.

Issue/Request:

The following codes are being presented for adoption of the remaining part of the 2018 family of codes. The International Property Maintenance Code and International Residential Code were previously brought before both the Board of Appeals and CEDC and received a recommendation of approval. The following table outlines previous meetings held regarding the development of the proposed codes:

| Board/Committee | Code | Date |
|------------------|--|----------|
| Board of Appeals | Property Maintenance | 8/29/18 |
| Board of Appeals | Residential | 10/18/18 |
| CEDC | Residential and Property Maintenance | 11/14/18 |
| Board of Appeals | Building, Fire, Plumbing, Mechanical, Fuel-Gas, Electrical | 11/29/18 |

The codes being presented tonight include the 2018 International family of codes including the Building Code, Fire Code, Plumbing Code, Mechanical Code, Fuel-Gas Code, and the 2017 National Electrical Code.

This code adoption cycle follows past practices where staff reviewed the 2018 version of the international codes making note of changes from the previously adopted 2012 versions. During internal review staff identified sections of the code that required modification to address our local needs. These proposed modifications were presented and reviewed through the following two groups.

The first stakeholder group had representatives in the development community and was formed to gain perspective to concerns presented with the updated codes. Staff took their concerns that were presented into consideration when providing proposed amendments to this version of the code being presented. This group met from January to March of 2018.

The review process continued and was more extensive than previous cycles as staff participated in the Heart of America Greater KC Fire Code Adoption group. This group brought together many of the municipalities and fire jurisdictions within the KC metro area in an effort to create more uniformity in the codes for the region while also sharing issues other jurisdictions may have experienced in an effort to be proactive in preventing limitations within the code. Another benefit provided by this group was through uniformity to allow builders to move between jurisdictions with more consistency. Staff participated in these meetings from July through September of 2018.

Once these groups had concluded staff consolidated the recommendations to present these codes to the Board of Appeals. The Board of Appeals concluded with a motion to present these ordinances to this committee as presented by staff on November 29, 2018.

This committee represents the next stage in the adoption process to gain further input and feedback on the codes prior to presentation before City Council. Currently staff has set forth a goal to have the codes adopted and implemented by April 1, 2019.

Proposed Committee Motion:

I move to recommend to City Council approval of an an Ordinance amending Chapter 7 of the Code of Ordinances of the City of Lee's Summit, Missouri, the Lee's Summit Building Code, to incorporate new provisions of the 2018 International Building Codes and the 2017 National Electrical Code; and an Ordinance amending Chapter 13 Fire Prevention and Protection of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing Article III Fire Code and adopting a new Article III pertaining to the same subject matter.

Background:

The City considers the adoption of new building and fire codes every six years. Staff assembled stakeholder groups comprised of homebuilders, engineers and architects discussing and debating the code and any needed amendments.

Dan Harper, Assistant Director of Field Services
Tracy Deister, Codes Administration Manager
Jim Eden, Assistant Fire Chief



LEE'S SUMMIT

MISSOURI

To: Community and Economic Development Council
From: Development Services Department
Date: December 12, 2018
Re: Code Adoption

The following codes being brought for adoption represent the remaining part of the 2018 family of codes. The Property Maintenance Code and Residential Code were previously brought before both the Board of Appeals and CEDC. The following table outlines these past meetings.

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proactive in preventing limitations within the code. Another benefit provided by this group was through uniformity to allow builders to move between jurisdictions with more consistency. Staff participated in these meetings from July through September of 2018.

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BILL NO. 18-

AN ORDINANCE AMENDING CHAPTER 7 OF THE CODE OF ORDINANCES OF THE CITY OF LEE'S SUMMIT, MISSOURI, THE LEE'S SUMMIT BUILDING CODE, TO INCORPORATE NEW PROVISIONS OF THE 2018 INTERNATIONAL BUILDING CODES AND THE 2017 NATIONAL ELECTRICAL CODE.

WHEREAS, the 2018 International Building Code, 2018 International Residential Code, 2017 National Electrical Code, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code and other revised building regulations have been extensively reviewed by the Codes Administration Department, the Fire Department, the Board of Appeals, members of professional trade associations, members of the construction community, and the Community & Economic Development Committee; and

WHEREAS, after much technical study and ample public input, the Codes Administration Department, the Board of Appeals, and the Community & Economic Development Committee believe that it is in the best interests of the City of Lee's Summit to repeal in its entirety Chapter 7, Building and Building Regulations of the Code of Ordinances of the City of Lee's Summit, Missouri to remain current with the most recently published International Codes, including the 2018 International Building Code, the 2018 International Residential Code, the 2017 National Electrical Code, the 2018 International Plumbing Code, the 2018 International Mechanical Code, the 2018 International Fuel Gas Code, and State law; and

WHEREAS, based on staff reports and public comment, the City Council desires to protect the public health, safety, and welfare by repealing Chapter 7 and enacting a new Chapter 7 pertaining to the same subject matter; and

WHEREAS, The City of Lee's Summit pursuant to the Lee's Summit City Charter, the Missouri State Constitution, and the City's police powers has the authority to regulate for the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. Chapter 7, Building and Building Regulations, of the Code of Ordinances of the City of Lee's Summit, Missouri, is hereby amended by (i) adopting into Chapter 7 those parts of the 2018 International Building Code as published by the International Code Council, Inc. (First Printing, August 2017, ISBN 978-1-60983-735-8) (the "2018 IBC") as set forth below in this Section, (ii) modifying certain sections and portions of the 2018 IBC as set forth below in this Section and (iii) retaining those portions of the current Chapter 7 as set forth below:

ARTICLE I ADMINISTRATION

BILL NO. 18-

No changes shall be made to the currently adopted Article I of Chapter 7, and Article I of the 2018 IBC shall not be incorporated into Chapter 7.

ARTICLE II. - BUILDING CODE

Sec. 7-200. - International Building Code adopted.

The 2018 IBC, including Appendices C and I, and the most current errata as published by the International Code Council from time to time, is hereby adopted and incorporated in this chapter as fully as if set forth herein, except for those parts or portions thereof as are specifically added or amended by the language below.

Sec. 7-201. - International Building Code deleted; Chapter 1. Administration.

Chapter 1, Administration is hereby deleted. See Article I of this chapter.

Sec. 7-202. - International Building Code amended; Section 405.1. General.

Section 405.1 is hereby amended to read as follows: Exception 7. Structures as defined in the LSCO Chapter 7, Section 7-1300 Subterranean Space Building and Fire Code.

Sec. 7-203- International Building Code amended; Section 423.4. Storm Shelters.

Section 423.4 is hereby amended to 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.

Sec. 7-204. - International Building Code amended; Section 501.2. Premises identification.

Section 501.2 is hereby amended to 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.

Sec. 7-205. - International Building Code amended; Section 901.5. Acceptance test.

Section 901.5 is hereby amended to read as follows: Fire detection and alarm systems, fire extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service main and all other fire protection systems and appurtenances thereto shall be subject to acceptance test(s) as contained in the installation standards and as approved by the Code Official. The Code Official shall be notified forty-eight (48) hours before any required acceptance testing.

Sec. 7-206. - International Building Code amended; Section 903.2.4. Group F.

BILL NO. 18-

Section 903.2.4 Group F is hereby amended to read as follows: Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group F-1 fire area is located more than two stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Sec. 7-207. - International Building Code amended; Section 903.2.7. Group M.

Section 903.2.7 is hereby amended as follows: An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exist:

- A. A Group M fire area exceeds twelve thousand (12,000) square feet (1,115 m²).
- B. A Group M fire area is located more than two (2) stories above grade plane.
- C. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds twenty-four thousand (24,000) square feet (2,230 m²).
- D. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceed five thousand (5,000) square feet (464 m²).

Sec. 7-208. - International Building Code amended; Section 903.2.9. Group S-1.

Section 903.2.9 is hereby amended to read as follows: An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists:

- A. Where a group S-1 fire area exceeds twelve thousand (12,000) square feet (1,115 m²).
- B. A group S-1 fire area is located more than two (2) stories above grade.
- C. The combined area of all group S-1 fire areas on all floors, including any mezzanines, exceeds twenty-four thousand (24,000) square feet (2,230 m²).
- D. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds five thousand (5,000) square feet (464 m²).
- E. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds two thousand five hundred (2,500) square feet (232 m²).

Sec. 7-209. - International Building Code amended; Section 903.2.9.1. Repair garages.

BILL NO. 18-

Section 903.2.9.1 is hereby amended to read as follows: An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

- A. Buildings two (2) or more stories in height, including basements, with a fire area containing a repair garage exceeding five thousand (5,000) square feet (464 m²).
- B. Buildings no more than one story above grade plane with a fire area containing a repair garage exceeding five thousand (5,000) square feet (464 m²).
- C. Buildings with a repair garages servicing vehicles parked in basements.
- D. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds five thousand (5,000) square feet (464 m²).

Sec. 7-210. - International Building Code amended; Section 903.2.11.3. Buildings 55 feet or more in height.

Section 903.2.11.3 is hereby amended to read as follows: Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout buildings with a floor level more than two stories above the lowest level of fire department vehicle access.

Exceptions:

1. Open parking garages"

Sec. 7-211. - International Building Code amended; Section 903.3.7. Fire Department connection.

Section 903.3.7 is hereby added to read as follows: The location of Fire Department connections shall be approved by the Fire Code Official. Connections shall be four-inch Storz type fittings and located within one hundred (100) feet of a fire hydrant, or as approved by the Fire Code Official.

Sec. 7-212. - International Building Code amended; Section 903.4. Sprinkler system supervision and alarms.

Section 903.4 is hereby amended to read as follows: Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two family dwellings.
2. Limited area sprinkler systems in accordance with Section 903.3.8.
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.

BILL NO. 18-

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. Isolation valves for the backflow prevention devices remotely located in pits which are locked and/or chained in the open position.

Sec. 7-213. - International Building Code amended; Section 903.4.2. Alarms.

Section 903.4.2 is hereby amended to read as follows: One all-weather horn/strobe shall be connected to every automatic sprinkler system on the exterior of the building above the FD connection or in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.

Sec. 7-214. - International Building Code amended; Section 903.4.2.1. Notification device.

Section 903.4.2.1 is hereby added to read as follows: Where an automatic fire sprinkler system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows:

- A. Audible notification appliances shall be installed so as to be audible at fifteen (15) dBA above sound pressure level throughout the building.
- B. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
- C. Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the Fire Code Official.

Exception: The requirements of this section do not apply to Group R-3 occupancies.

Sec. 7-215. - International Building Code amended; Section 905.3. Required installations.

Section 905.3 is hereby amended to read as follows: Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.11, and as required by the fire code official. In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 32.

Sec. 7-216. - International Building Code amended; Section 905.3.1. Height.

Section 905.3.1 is hereby amended to read as follows: Class III standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Three or more stories are above or below grade plane.
2. The floor level of the highest story is located more than two stories above the lowest level of the fire department vehicle access.
3. The floor level of the lowest story is located more than two stories below the highest level of fire department vehicle access.

BILL NO. 18-

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group B and E occupancies.
3. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
4. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
5. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
6. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
7. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - a. Recessed loading docks for four vehicles or less.
 - b. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.
8. Standpipe systems are not required in Group R-3 occupancies and Group R-2 occupancies 3 stories or less where individual units egress directly to the exterior or unenclosed stairwells, and the building is equipped throughout with an automatic sprinkler system.

Sec. 7-218. - International Building Code amended; Section 905.3.4.1. Hose and cabinet.

Section 905.3.4.1 is hereby deleted.

Sec. 7-219. - International Building Code amended; Section 905.3.5. Underground buildings.

Section 905.3.5 is hereby amended to read as follows: Underground buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system. Subterranean spaces developed by the extraction of subsurface material from underground spaces shall also be regulated by the City of Lee's Summit Subterranean Building and Fire Code.

Sec. 7-220. - International Building Code amended; Section 907.2.7.1. Occupant notification.

Section 907.2.7.1 is hereby amended to read as follows: During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a water flow switch shall not be required to activate the alarm notification appliances when an alarm signal is activated at a constantly attended location from which evacuation instructions shall be initiated over an emergency voice/alarm communication system installed in accordance with Section 907.5.2.2 and only when approved by the Fire Code Official.

BILL NO. 18-

Sec. 7-221. - International Building Code amended; Section 912.2 Location.

Section 912 Location is hereby amended to read as follows: 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 within 100 feet of an approved fire hydrant or as approved by the fire code official.

Sec. 7-222. - International Building Code amended; Section 1008.1.9.3. Locks and latches.

Section 1008.1.9.3 is hereby amended to read as follows: Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

Exceptions:

- A. Places of detention or restraint.
- B. 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. The unlatching of any leaf shall not require more than one operation.
- C. Doors from individual dwelling units and guestrooms of Group R occupancies having an occupant load of ten (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.

Sec. 7-223. - International Building Code amended; Section 1015.2. Guards.

Section 1015.2 Where Required is hereby amended to add the following: 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.

Exceptions remain unchanged.

Sec. 7-224. - International Building Code amended; Section 1010.1.9.4 Locks & Latches

Section 1010.1.9.4 Locks & Latches shall be amended as follows:

"Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

- 1. Places of detention or restraint.
- 2. 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 does not have a doorknob or surface-mounted hardware.
- 3. 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.

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4. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.

5. Doors serving roofs not intended to be occupied shall be permitted to be locked, preventing entry to the building from the roof."

Exceptions:

A. The net free cross-ventilation area shall be permitted to be reduced to one-three hundredth provided that not less than fifty (50) percent and not more than eighty (80) percent of the required ventilation area provided by ventilators located in the upper portion of the space to be ventilated at least three (3) feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

B. The net free cross-ventilation area shall be permitted to be reduced to one-three hundredth where a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.

Sec. 7-225. - International Building Code amended; Chapter 13. Energy efficiency.

Chapter 13 of the 2018 IBC is hereby deleted.

Sec. 7-226. - International Building Code amended; Table 1505.1.

Table 1505.1 is hereby amended by deleting footnotes a, b, and c from the table.

Sec. 7-227. - International Building Code Amended; Section 1505.5. Non-classified roofing.

Section 1505.5 is amended to read as follows: 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.

Sec. 7-228. - International Building Code Amended; Section 1511.1. Reroofing.

Section 1511.1. Reroofing is amended to add the following: 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.

Sec. 7-229. - International Building Code amended; Section 1804.4.1 Site Grading.

Section 1804.4.1 Site Grading shall be amended to add the following language:

A. All drainage facilities shall be designed to carry waters to the nearest drainage way, storm sewer conveyance, or other approved point of 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

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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 (2) percent toward approved drainage facilities unless waived by the Building Official.

B. Prohibited conduct: No person shall allow or cause any:

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.
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 (5) feet from any adjoining property line.

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.

Sec. 7-230. - International Building Code amended; Section 1805.4. Subsoil Drainage System

Section 1805.4. Subsoil Drainage System amended to add the following: 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).

Sec. 7-231. - International Building Code amended; Section 3109 Swimming Pools/Spas/Hot Tubs.

Section 3109 Swimming Pools/Spas/Hot Tubs will be deleted.

ARTICLE III. - ELECTRICAL CODE

Sec. 7-300. - National Electrical Code adopted.

The 2011 edition of the National Electrical Code as published by the National Fire Protection Association (NFPA No. 70-2017) is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended as stated below.

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Sec. 7-301. - National Electrical Code amended; Section 210.8(A)(5). Unfinished portions or areas of the basement not intended as habitable rooms

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.

Sec. 7-302. - National Electrical Code amended; Section 210.52(C)(5). Receptacle Outlet Location.

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.

Sec. 7-303. - National Electrical Code amended; Section 230.70(A)(1). Readily accessible location.

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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.

ARTICLE IV. - PLUMBING CODE

Sec. 7-400. - International Plumbing Code adopted.

The 2018 edition of the International Plumbing Code, and its most current errata as published by the International Code Council from time to time is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

Sec. 7-401. - International Plumbing Code deleted; Chapter 1. Administration.

Chapter 1, Administration is hereby deleted. See Article I of this chapter.

Sec. 7-402. - International Plumbing Code amended; Section 305.4.1. Sewer depth.

Section 305.4.1 is hereby amended to read as follows: Building sewers shall be installed a minimum of twelve (12) inches (304.8 mm) below grade.

Sec. 7-403. - International Plumbing Code amended; Section 312.10. Inspection and testing of backflow prevention assemblies.

Section 312.10 is hereby amended to read as follows: 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.

Sec. 7-404. - International Plumbing Code amended; Table 403.1.

Table 403.1 is hereby amended to read as follows: 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.

Sec. 7-405. - International Plumbing Code amended; Section 403.4.1. Directional signage.

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Section 403.4.1 is hereby deleted.

Sec. 7-406. - International Plumbing Code amended; Section 410.4. Substitution.

Section 410.4 is hereby amended to read as follows: 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.

Sec. 7-407. - International Plumbing Code amended; Section 607.2. Hot or tempered water supply to fixtures.

Section 607.2 is hereby amended to read as follows: 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).

Sec. 7-408. - International Plumbing Code amended; Section 608.15.2. Protection of backflow preventers.

Section 608.15.2 is hereby amended to add the following language:

Exception: In-ground back-flow devices for lawn irrigation systems.

Sec. 7-409. - International Plumbing Code amended; Section 903.1. Roof extension.

Section 903.1 is hereby amended to read as follows: Open vent pipes that extend through a roof shall be terminated not less than six (6) inches (152.4 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than seven (7) feet (2,134 mm) above the roof.

Sec. 7-410. - International Plumbing Code amended; Section 918.1. General.

Section 918.1 is hereby amended to read as follows: 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.

Sec. 7-411. - International Plumbing Code amended; Section 1002.4. Trap seals.

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Section 1002.4 is hereby amended to read as follows: 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.

Sec. 7-412. - International Plumbing Code amended; Section 1101.3. Prohibited drainage.

Section 1101.3 is hereby amended to read as follows: 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.

Sec. 7-413. - International Plumbing Code amended; Section 1113.1.1. Pump capacity and head.

Section 1113.1.1 is hereby amended to read as follows: 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.

ARTICLE V. - MECHANICAL CODE

Sec. 7-500. - International Mechanical Code adopted.

The 2018 edition of the International Mechanical Code, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended as stated below.

Sec. 7-501. - International Mechanical Code deleted; Chapter 1. Administration.

Chapter 1, Administration is hereby deleted. See Article I of this chapter.

Sec. 7-502. - International Mechanical Code amended; Section 401.2. Ventilation required.

Section 401.2 is hereby amended to read as follows: Every occupancy space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403.

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ARTICLE VI. - FUEL GAS CODE

Sec. 7-600. - International Fuel Gas Code adopted.

The 2018 edition of the International Fuel Gas Code, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended as set forth below.

Sec. 7-601. - International Fuel Gas Code deleted; Chapter 1. Administration.

Chapter 1, Administration is hereby deleted. See Article I of this chapter.

Sec. 7-602. - International Fuel Gas Code amended; Section 403.4.3. Copper and brass.

Section 403.4.3 is hereby amended to read as follows: Copper and brass tubing shall not be utilized to distribute fuel gas.

Sec. 7-603. - International Fuel Gas Code amended; Section 403.4.4. Aluminum.

Section 403.4.4 is hereby amended to read as follows: Aluminum or aluminum alloy tubing shall not be utilized for the distribution of fuel gas.

Sec. 7-604. - International Fuel Gas Code amended, Section 403.5.1. Steel tubing.

Section 403.5.1 is hereby amended to read as follows: Steel tubing shall not be utilized to distribute natural gas nor shall it be utilized to distribute any other fuel gas within a building or structure.

Sec. 7-605. - International Fuel Gas Code amended, Section 403.5.2. Copper and brass tubing.

Section 403.5.2 is hereby amended to read as follows: Copper and brass tubing shall not be utilized to distribute natural gas nor shall it be utilized to distribute any other fuel gas within a building or structure.

Sec. 7-606. - International Fuel Gas Code amended, Section 403.5.3. Aluminum tubing.

Section 403.5.3 is hereby amended to read as follows: Aluminum tubing shall not be utilized to distribute natural gas nor shall it be utilized to distribute any other fuel gas within a building or structure.

Sec. 7-607. - International Fuel Gas Code amended, Section 406.4.1. Test pressure.

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.

ARTICLE VII PRIVATE SEWAGE DISPOSAL

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No changes are proposed for the currently adopted article.

ARTICLE VIII ENERGY CONSERVATION CODE

No changes are proposed for the currently adopted article.

7-900. - INTERNATIONAL RESIDENTIAL CODE ADOPTED. The 2018 edition of the International Residential Code, including appendices E, H, and J, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

7-901. - INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 1. ADMINISTRATION. Chapter 1, entitled Administration is hereby deleted. (See Article I of this Chapter)

7-902. - INTERNATIONAL RESIDENTIAL CODE DATA ENTRY; TABLE R301.2(1). TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. Table R301.2(1) shall include the following data:

Ground Snow Load: Twenty (20) pounds per square foot.

Wind Speed: Ninety (90) miles per hour.

Seismic Design Category: A

Weathering: Severe.

Frost Line Depth: Thirty-six (36) inches.

Termite: Moderate to Heavy

Decay: Slight to Moderate.

Winter Design Temperature: Six (6) degrees Fahrenheit.

Ice Shield Underlayment Required: Yes

Flood Hazards: See Article

Air Freezing Index: 927

Mean Annual Temperature: 55.5 degrees Fahrenheit

Manual J Design Criteria is hereby Deleted

7-903. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R302.5.1 OPENING PROTECTION. Section R302.5.1 Opening Protection is amended to read as follows: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

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Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8ths inches (35mm) in thickness, solid or honeycomb core steel doors not less than 1 1/8ths inches (35mm) thick, or 20 minute fire-rated doors, equipped with a self closing device.

Exception: Attic access openings shall not be required to be equipped with a self closing device.

7-904. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R303.3

BATHROOMS. Section R303.3 is hereby amended to read as follows: Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m²), one-half of which must be openable.

EXCEPTION: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (23.6L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside or to an attic ventilated in accordance with Section R806. The point of discharge of the exhaust air shall be at least 3 feet from any opening into the building. Bathrooms which contain only a water closet or lavatory, or combination thereof, and similar rooms, may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

7-905. - INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R303.4 MECHANICAL VENTILATION. Section R303.4 Mechanical Ventilation is hereby deleted.

7-906. – INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. Section R311.3.2 Floor elevations for other exterior doors is hereby amended to read as follows: Doors other than the required egress door shall be provided with landings or floors not more than 7 ¾ inches (196 mm) below the top of the threshold.

EXCEPTION:

A landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

7-907.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R311.7.8.5 GRIP SIZE. Section R311.7.8.5 is hereby amended to read as follows; All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm).

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2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

EXCEPTION:

Handrails provided at other non-required exterior stairs may have a maximum horizontal cross-sectional dimension of 3-1/2 inches and shall be easily graspable.

7-908. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS. Section R313 is hereby amended to read as follows: A builder of a one-and two family dwelling or townhouse shall offer to any purchaser, on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the one-and two-family dwelling or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such one- and two family dwelling or townhouse shall be denied the right to install a fire sprinkler system in such dwelling or townhouse being purchased. The provisions of this section, which are intended to mirror the requirements of section RSMo 67.281, shall expire on December 31st, 2022.

7-909. - INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS. Section R313.1 Townhouse automatic fire sprinkler systems is hereby deleted.

7-910. - INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R313.2 ONE- AND TWO FAMILY DWELLING AUTOMATIC FIRE SYSTEMS. Section R313.2 One- and two family dwellings automatic fire systems is hereby deleted.

7-911. - INTERNATIONAL RESIDENTIAL CODE DELETED; R317.1.1 FIELD TREATMENT. Section R317.1.1 is hereby deleted.

7-912. - INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R318.1.2 FIELD TREATMENT. Section R318.1.2 is hereby deleted.

7-913. – INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS. Section 326 is hereby deleted.

7-914. - INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION R401.3.1 MINIMUM STANDARDS. Section R401.3.1 is hereby added to read as follows:

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A. Minimum standards: All drainage facilities shall be designed to carry waters to the nearest drainage way, storm sewer conveyance, or other approved point of 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 Residential Code, as amended from time to time with a draining gradient thereafter of not less than two percent toward approved drainage facilities unless waived by the building official.

B. Prohibited conduct: No person shall allow or cause any:

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.

2) Water from 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 to any adjoining property line.

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 in the notice, and failure to do so shall be a violation of this chapter.

7-915. - INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION R403.1.1.1 FOOTING REINFORCEMENT. Section R403.1.1.1 is hereby added to read as follows; Footings for basement foundation walls shall have a minimum reinforcement consisting of not less than two No. 4 bars, uniformly spaced, located a minimum of 3 inches clear from the bottom and edges of the footing.

7-916. - INTERNATIONAL RESIDENTIAL CODE ADDED. SECTION R403.1.1.2 COLUMN PADS. Section R403.1.1.2 is hereby added and reads as follows; Unless specified otherwise, column pads shall be a minimum of 24 inches by 24 inches and 8 inches deep (24" x 24" x 8"). Reinforcement shall consist of a minimum of three No. 4 bars each way, uniformly spaced, within each column pad.

7-917. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R404.1.7 BACKFILL PLACEMENT. Section R404.1.7 is hereby amended to read as follows; Backfill shall not be placed against the wall until the wall has sufficient strength or has been sufficiently braced to prevent damage by the backfill.

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EXCEPTION: Such bracing is not required for walls supporting less than 4 feet (1219 mm) of unbalanced backfill.

7-918. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R405.2.3 DRAINAGE SYSTEM. Section R405.2.3 is hereby amended to read as follows: A sump shall be provided to drain the porous layer, footings, and foundations that retain earth and enclose habitable or usable space located below grade that do not drain and discharge by gravity to an approved storm sewer system or to daylight. The sump shall be at least 24 inches (610mm) in diameter or 20 inches square (0.0129 m²), shall extend at least 24 inches (610mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. 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. The drainage system shall discharge into an approved storm sewer system or to daylight.

7-919. - INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION R506.2.5 INTERIOR UNDERSLAB DRAINS. Section R506.2.5 is hereby added to read as follows: 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 underslab 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).

7-920. – INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R507.9.2 LATERAL CONNECTION. Section R507.9.2 is hereby deleted.

7-921. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R602.1 DRILLING AND NOTCHING OF THE TOP PLATE. Section R602.1 Drilling and notching of the top plate is amended to read as follows: When piping or ductwork is placed in or partly in an exterior wall or interior load bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 ga) and 1 ½ inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than four 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1

EXCEPTION: When the entire side of a wall with the notch or cut is covered by wood structural panel sheathing.

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7-922. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R801.3 ROOF DRAINAGE. Section R801.3 is hereby amended to read as follows: 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 three (3) feet from foundation walls or to an approved drainage system.

7-923. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R902.1. ROOF COVERING MATERIALS. Section R902.1 Roofing covering materials is hereby amended to read as follows: Roofs shall be covered with materials as set forth in Sections R904 and R905. Except where the code requires greater protection, roof coverings for new buildings or structures or additions thereto, or roof coverings utilized for re-roofing shall be a minimum of Class C. Class A, B or C roofing shall be installed in areas designated by law as requiring their use or when the edge of the roof is less than 3 feet (914 mm) from a property line. Classes A, B and C roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings.

7-924. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R907.1 GENERAL. Section R907.1 is hereby amended to read as follows: Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9 as amended. Re-roofing includes any repairs of more than 10% 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.

EXCEPTION: Re-roofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs that provide positive roof drainage.

7-925. - INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 11. Chapter 11 is hereby deleted.(See Article 8 of this chapter)

7-926. - INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 12. MECHANICAL ADMINISTRATION. Chapter 12 is hereby deleted. (See article 1 of this chapter)

7-927. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M1501.1 OUTDOOR DISCHARGE. Section M1501.1 is hereby amended to read as follows: The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

EXCEPTIONS:

1.) Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

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2.) Bathroom exhaust fans installed in accordance with amended section R303.3.

7-928. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M1507.2 RECIRCULATION OF AIR. Section M1507.2 is hereby amended to read as follows: Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted in accordance with amended section R303.3.

7-929.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION G2414.5.2 COPPER TUBING. Section G2414.5.2 is hereby amended to read as follows: Copper tubing shall comply with standard Type K or L of ASTM B 88 or ASTM B 280. Copper and brass tubing shall not be utilized to distribute natural gas nor shall it be utilized to distribute any other fuel gas within a building or structure.

7-930. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION G2417.4.1 TEST PRESSURE. Section G2417.4.1 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 10 psig (68.9kPa) 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 60 psig. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

7-931. - INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 25. PLUMBING ADMINISTRATION. Chapter 25 is hereby deleted. (See Article 1 of this chapter)

7-932. - INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION P2601.2.1 PROHIBITED DRAINAGE AND CONNECTIONS. Section P2601.2.1 is hereby added to read as follows: 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.

7-933. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2603.5 FREEZING. Section P2603.5 is hereby amended to read as follows: Water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 42 inches in depth below grade.

7-934. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2603.5.1 SEWER DEPTH. Section P2603.5.1 is hereby amended to read as follows: Building sewers shall be a minimum of 12 inches below grade.

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7-935.- INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION P2604.5 INSPECTION.

Section P2604.5 is hereby added to read as follows: Excavations required for the installation of a building drainage system shall be open trench work and shall be kept open until the piping has been inspected and approved to cover.

7-936.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2902.5.3 LAWN IRRIGATION SYSTEMS. Section P2902.5.3 is hereby amended to read as follows: The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Missouri Department of Natural Resources. Backflow devices installed within structures shall be installed a minimum of 6 inches away from any wall or vertical obstruction. The backflow device shall be installed between 12 inches and 48 inches above the floor and shall be accessible.

7-937.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2902.6.2 PROTECTION OF BACKFLOW PREVENTERS. Section P2902.6.2 Protection of backflow preventers is hereby amended to read as follows: Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions, or are protected by heat, insulation or both.

EXCEPTION: In-ground backflow preventers installed for lawn irrigation systems.

7-938. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3002.2 BUILDING SEWER. Section P3002.2 is hereby amended to read as follows: Building sewer piping shall be as shown in Table P3002.2. Forced main sewer piping shall conform to one of the standards for ABS plastic pipe, cast-iron pipe, copper or copper-alloy tubing, PVC plastic pipe, or pressure-rated pipe listed in Table P3002.2. In addition, building sewer piping shall be a minimum of schedule 40 PVC/ABS or equivalent unless otherwise approved by the building official.

7-939.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3005.4.2 BUILDING DRAIN AND SEWER SIZE AND SLOPE. Section P3005.4.2 is hereby amended to read as follows: Pipe sizes and slope shall be determined from Table P3005.4.2 on the basis of drainage load in fixture units (d.f.u.) computed from Table P3004.1. The minimum size of a building sewer serving a dwelling unit shall be four inches.

7-940.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3114.3 WHERE PERMITTED. Section P3114.3 is hereby amended to read as follows: Individual vents, branch vents, circuit vents and stack vents shall be permitted to terminate with a connection to an air admittance valve only when approved by the Administrative Authority.

7-941. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3601.6.2 SERVICE DISCONNECT LOCATION. Section E3601.6.2 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 conductors are more than 10 feet in length from the point of entry to the service panel, a

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separate means of disconnect shall be installed at the service cable entrance to the building or structure. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

7-942.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3901.4.5 RECEPTACLE OUTLET LOCATION. Section E3901.4.5 Receptacle outlet location 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 addressed in the exception to Section 3901.4.1, 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.

7-943.- INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3902.2 GARAGE AND ACCESSORY BUILDING RECEPTACLES. Section E3902.2 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:

- 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.

7-944. - INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3902.5 UNFINISHED BASEMENT RECEPTACLES. Section E3902.5 Unfinished basement receptacles 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

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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.

ARTICLE X SWIMMING POOL, SPA, AND HOT TUB CODE

No changes are proposed for the currently adopted article.

ARTICLE XI REMOVAL OF STRUCTURES

No changes are proposed for the currently adopted article.

ARTICLE XII DANGEROUS AND NUISANCE BUILDING CODE

No changes are proposed for the currently adopted article.

ARTICLE XIII SUBTERRANEAN SPACE BUILDING AND FIRE CODE

No changes are proposed for the currently adopted article.

ARTICLE XIV SECURITY CODE

No changes are proposed for the currently adopted article.

SECTION 2. That it is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Lee's Summit, Missouri.

SECTION 3. That this ordinance shall be in full force and effect on April 1, 2019 after the date of its passage and adoption, and approval by the Mayor.

SECTION 4. That if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2018.

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Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2018.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*

| IBC | | | |
|--------------|------------------------------|---|--|
| Jurisdiction | Code Section | Intent/Rational | Proposed Language |
| 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. |

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|--------------|-----------------------|---|---|
| Lee's Summit | 1804.4.1 Site Grading | incorporate local storm water drainage requirements | <p>Add the following language: Minimum Standards 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> |
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| 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> |
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| Lee's Summit | 3109 Swimming Pools/Spas/Hot Tubs | International Swimming Pool/Spa Code not proposed to be adopted | Section 3109 will be deleted. |
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| IPC | | | |
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| Jurisdiction | Code Section | Intent/Rational | Proposed Language |
| 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. |

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|--------------|---------------------------------|-----------------------------------|--|
| 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 | | | |
|--------------|----------------------------|---------------------------------|--|
| Jurisdiction | Code Section | Intent/Rational | Proposed Language |
| Lee's Summit | 401.2 Ventilation required | IECC not proposed to be adopted | 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 | | | |
|--------------|---|---|--|
| Jurisdiction | Code Section | Intent/Rational | Proposed Language |
| 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

| Jurisdiction | Code Section | Intent/Rational |
|--------------|--------------------------------------|--|
| Lee's Summit | 403.4.3 Copper & copper alloy | Spire NG not compatible |
| Lee's Summit | 403.4.4 Aluminum | Spire NG not compatible |
| Lee's Summit | 4.3.5.1 Steel tubing | Spire NG not compatible |
| Lee's Summit | 403.5.2 Stainless steel | Spire NG not compatible |
| Lee's Summit | | Spire NG not compatible |
| | 403.5.3 Copper & copper alloy tubing | |
| Lee's Summit | 403.5.4 Aluminum tubing | Spire NG not compatible |
| Lee's Summit | 406.4.1 | Same as International Residential Code (IRC) |

| Proposed Language |
|---------------------------|
| Delete the entire section |
| Delete the entire section |
| Delete the entire section |
| Delete the entire section |
| Delete the entire section |
| |
| Delete the entire section |

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.



Amendments to the 2018 International Fire Code

2018 International Fire Code

The purpose of the fire code:

- Establishes the minimum requirements consistent with nationally recognized good practices.
- Provides a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions.
- Applies to new and existing buildings, structures and premises.
- Provides safety to firefighters and emergency responders during emergency operations.



Why Adopt the 2018 IFC?

- Address new technology, building materials, and processes.
- New editions of the code every three years.
- 1991 UFC, 2000 IFC, 2003 IFC, 2006 IFC, and 2012 IFC.
- ISO requires that we be within two code cycles.
- Compliments the IBC and other ICC codes.



Adoption Process

- Reviewed changes with our focus group.
- Coordination with Development Services.
- Discussions with other municipalities facilitated by the Heart of America Metro Fire Chiefs Council / Fire Marshal's Section.



LSFD Legacy Amendments

- Operational Permits
- Fireworks
- Open Burning
- Distance to hydrants.
- Sprinklered building height and standpipes.
- Distance to FDC's.
- Adoption of appendices.
- Existing Buildings (Chapter 11)



What's New

- New provisions address hazards related to outdoor pallet storage, higher education laboratories, mobile food trucks and plant processing and extraction activities.
- Mass Notification Requirements for college and university buildings have been added to the code.
- A new Energy Systems chapter.
- Integrated testing requirements for fire protection and life safety systems have been added for high rise buildings and smoke control systems.
- Gas detection systems have been revised throughout the code to be more reflective of industry practice.
- Sprinkler protection of Group E occupancies has of a new thresholds related to fire areas.
- Removed 1/1/2 inch hose from standpipes systems when sprinklered (Class II).



What's New- Part Two

- Manual fire alarm systems in Group A occupancies are now required not only when the occupant load is 300 or more but also where the occupant load exceeds 100 above or below the lowest level of exit discharge.
- A manual fire alarm system and an automatic smoke detection system are no longer required in Group R-4 occupancies.
- New provisions require illumination for the exit discharge path of travel to the public way or to a safe dispersal area for all occupancies.
- Provisions for outdoor assembly events, indoor trade shows and exhibitions.
- The fire watch requirements for construction and demolition activities.
- Maintenance of fire and smoke protection features in Chapter 7 have been enhanced and reorganized.
- Established new occupant load for concentrated business use of 50sqft./person



Questions?







Fire Extinguishers

When used properly, a portable fire extinguisher can save lives and property by putting out **SMALL** fires.

- Know how to use it before the fire.
- Keep them charged and in working order.
- Know where they are.
- Have a clear route of escape.
- Make sure the type of extinguisher matches the type of fire.

Types of Fire Extinguishers

- Water
- Dry chemical
- Carbon dioxide
- Specialized fire extinguisher



Fire Extinguishers

| CLASSES OF FIRES | TYPES OF FIRES | PICTURE SYMBOL |
|------------------|--|---|
| A | Wood, paper, cloth, trash & other ordinary materials. |  |
| B | Gasoline, oil, paint and other flammable liquids. |  |
| C | May be used on fires involving live electrical equipment without danger to the operator. |  |
| D | Combustible metals and combustible metal alloys. |  |
| K | Cooking media (Vegetable or Animal Oils and Fats) |  |





FIRE!

Rescue or remove
Alert (911) and alarm
Contain
Exit or extinguish





Extinguisher Use

Pull pin

Aim at base of fire

Squeeze handle

Sweeping motion





Thank You !

Now It's Your Turn





Electrical Safety

Numerous business fires are caused by some type of electrical malfunction or failure.

- Replace loose or frayed cords.
- Do not run extension cords under carpet or chair mats.
- Extension cords need to be the same size or greater than what you are trying to provide power.
- Avoid overloading outlets.
- Keep electrical panels clear of obstructions and properly marked.
- Maintain electrical equipment



Space Heaters

- Plug your electric-powered space heater into an outlet with sufficient capacity; never into an extension cord.
- Keep all things that can burn, such as paper, or furniture at least **3** feet away from heating equipment.
- Turn off the space heater when the room, or desk area is unoccupied.



Mission Statement

We, the members of the Lee's Summit Fire Department are committed to our community and those we serve with a long standing tradition of providing safe and efficient services while saving lives, minimizing risk and protecting property utilizing a team of emergency professionals.



| Jurisdiction | Code Section | Code Title | Intent/Rational | Proposed Language |
|--------------|--|---------------------------------|---|--|
| Lee's Summit | 103.1 | General | Amend to be consistent with current practice and defines the role of the Fire Prevention Division within the fire department. | The Division of Fire Prevention is established within the fire department under the direction of the Fire Chief and shall be referred to by this code as the fire code official. All sworn members of the department shall assist the Fire Chief (fire code official) with the implementation, administration and enforcement of the provisions of this code. |
| Lee's Summit | 103.2 | Appointment. | Amend to be consistent with current practice and defines the role of the fire chief as the fire code official. | The Fire Chief shall be the code official and shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority. |
| Lee's Summit | 103.3 | Deputies. | Amend to be consistent with current practice. | The deputy fire code officials shall also be known as the Assistant Chief of Prevention. |
| Lee's Summit | 105.6 by deleting the permit requirement only for 105.6.1, 105.6.2, 105.6.3, 105.6.4, 105.6.5, 105.6.5, 105.6.6, 105.6.7, 105.6.8, 105.6.9, 105.6.10, 105.6.11, 105.6.12, 105.6.13, 105.6.15, 105.6.16, 105.6.17, 105.6.18, 105.6.19, 105.6.21, 105.6.22, 105.6.23, 105.6.24, 105.6.25, 105.6.26, 105.6.28, 105.6.29, 105.6.31, 105.6.33, 105.6.34, 105.6.35, 105.6.37, 105.6.39, 105.6.41, 105.6.42, 105.6.43, 105.6.44, 105.6.45, 105.6.46, 105.6.47, 105.6.48, 105.6.49, 105.6.50 | Operational Permits | Deletes certain permits NOT currently being issued by the fire department due to insufficient staff. The deletion of permits for specific operations does not waive the requirements of the code, or a persons, or businesses responsibility to comply with the code. | |
| Lee's Summit | 105.6.14 | Explosives | Amends the permit requirements for explosives and fireworks to current practices. | 105.6.14 Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosive, explosive material, fireworks, or pyrotechnic special effects within the scope of Chapter 56. See amended Section 5601 of the <i>2018 International Fire Code</i> . An operational permit for blasting operations shall be obtained from the City of Lee's Summit Public Works Inspections Division to meet the permit requirements of Chapter 56, EXPLOSIVES AND FIREWORKS. The Public Works Inspections Division shall be the overseeing agency of blasting operations in accordance with the applicable provisions of Chapter 56 and other referenced documents. The Public Works Inspections Division shall notify the fire code official of any issued permits, violations, suspensions or revocations. The Public Works Division shall be the repository of records related to blasting. The fire code official retains the right to enforce the provisions of this code delegated to the Public Works Division. Exception: Storage in R3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with Section 5606. |
| Lee's Summit | 105.6.20 | Hazardous Materials | Amends the permit requirements for a Hazardous Materials use and storage to reflect current practices. | A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the <i>2018 International Fire Code</i> . |
| Lee's Summit | 106.6.32 | Open Burning | Deletes the exception of "Recreational Fires" from the permit requirement. Permits are currently required for open burning for fires such as campfires and open pits. | Open burning. An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to. A permit is required for recreational fires. |
| Lee's Summit | 105.7 | Required Construction Per | Amended to reflect current practices for the review and permitting of new construction and modifications to existing structures or systems listed by this section by Development Services or the Fire Department. A Plans Review letter with either a "Released for Construction" or "Not Released for Construction" is currently being issued for fire protection systems in structures that already have building permits as a deferred submittal. This is also a way to maintain code compliance when modifying systems or processes in existing structures that may not require a building permit from Development Services. | Required construction permits. The fire code official is authorized to issue construction permits in conjunction with Development Services, or issue a Released for Construction letter for work as set forth in Sections 105.7.1 through 105.7.25. |
| Lee's Summit | 109.1 | Board of Appeals | Amended to reflect current practice of the Fire Department and Development Services. | Board of Appeals established. All decisions, orders, and/or determinations made by the fire chief relative to the interpretation of this code shall be governed by a board of appeals, as set forth in the Building Code of the City of Lee's Summit, as codified in Chapter 7, Article 1 of the City of Lee's Summit Code of Ordinances. |
| Lee's Summit | 109.2 | Limitation on Authority | Deleted | Omit |
| Lee's Summit | 109.3 | Qualifications | Deleted | Omit |
| Lee's Summit | 110.4 | Violation Penalties | Amended to reflect current Code of Ordinances. | Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an ordinance violation, punishable under Section 1-13.A of the Lee's Summit Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offence. |
| Lee's Summit | 307.1.2 | Nature of Material Being Burned | Smoke from a permitted fire deemed to be a nuisance will be ordered to be extinguished. Only natural seasoned vegetation (firewood) may be burned. | Nature of material being burned. The burning of heavy smoke producing materials is prohibited. No processed construction wood products shall be burned. |
| Lee's Summit | 307.2 | Permit Required | The fire department currently issues a permit for recreational and cooking fires. These are usually single occurrence permits where the permit holder must follow the guidelines printed on the permit. The permit is issued after a site inspection is made to ensure the proper precautions are in place and the size of the fire is going to be appropriate for a recreational fire. For requests to burn brush, the department follows regulations imposed by the Missouri Department of Natural Resources (MDNR). The department will complete a site assessment and either approve or deny the issuing of the permit by the State as the Fire Control Authority based on MDNR rules. The State will issue the permit if approved. Range fires are only permitted when required by federally mandated land management programs, or in the opinion of the fire code official do not pose a significant threat to nearby property. A prescribed burn plan in accordance with Missouri Department of Conservation guidelines is required. | A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range management practices with a prescribed burn plan approved by the fire code official, or a fire for the purpose of brush removal from commercial excavation sites: agricultural zoned locations, or recreational fires. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled, unless written permission is given to the applicant by the property owner to conduct such operations, or the applicant is working as an agent for the land owner. |
| Lee's Summit | 307.4.1 | Bonfires | This section is deleted. Recreational fires are more manageable. Brush piles may be burned in agriculturally zoned areas with an approved permit from the fire department and MDNR. | |

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| Lee's Summit | 307.4.2 | Recreational Fire | This section is amended to define a maximum size for a recreational fire. | Recreational fires. Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. Recreational fires shall not exceed a pile size of 3 feet in diameter by 2 feet tall. |
| Lee's Summit | 308.1.4 | Open-flame Cooking Devices | Amended to prohibit the storage of open-flame cooking device in multi-family dwellings. | Charcoal burners and other open-flame cooking devices shall not be operated or located on combustible balconies or within 10 feet of combustible structure. Exceptions: 1. One- and two-family dwellings. 2. Where buildings, balconies and decks are protected by an automatic sprinkler system. 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity]. |
| Lee's Summit | 401.3.1 | Fire Events | Amended to include notification of emergency situations other than fire. | Fire/Hazardous Events. In the event an unwanted fire occurs; unauthorized release of hazardous material; or situation immediately dangerous to the health and safety of building occupants or public occurs on a property, the owner or occupant shall immediately report such condition to the fire department. |
| Lee's Summit | | | | 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which firelanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be marked in one or a combination of methods as approved by the fire code official. painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING." Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". |
| Lee's Summit | 503.3 | Marking | Amended to add direction for the marking of fire lanes. | |
| Lee's Summit | | | | New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. |
| Lee's Summit | 505.1 | Address Identification | Amended to address the identification of tenant spaces from the rear of the building by ALL emergency responders. | |
| Lee's Summit | | | | Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). |
| Lee's Summit | 507.5.1 | Fire Hydrant Systems-Where Required | The distance is amended from 400 to 300 feet. This is the distance currently used for distance to a hydrant from any portion of the building. The exception for a sprinklered building is deleted. | |
| Lee's Summit | 507.5.2.1 | Hydrants-Color | Added to define current practice for hydrant colors in the city. | Hydrants –Color. All public fire hydrants shall be painted optic yellow. All private fire hydrants shall be painted optic yellow with a silver bonnet. Private fire hydrants (yard hydrants) that are tied to the buildings fire suppression system shall be painted red. Non-potable fire hydrants shall be optic yellow with a purple bonnet. |
| Lee's Summit | 901.5 | Installation Acceptance Testing | The department currently requires 48 hours notice to schedule tests. | Installation, acceptance, testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service main and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the code official. The code official shall be notified 48 hours before any required acceptance testing. |
| Lee's Summit | 903.2.4 | Group F-1 | This type of occupancy typically is associated with large amounts of combustible materials and reducing the height requirement to two stories is consistent with what is required on other occupancies. | Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists: 1. A Group F-1 fire area exceeds 12,000 square feet (1115 m2). 2. A Group F-1 fire area is located more than two stories above grade plane. 3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2). 4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2). |
| Lee's Summit | 903.2.7 | Group M | This type of occupancy typically is associated with large amounts of combustible materials and reducing the height requirement to two stories is consistent with what is required on other occupancies. | • 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists: 1. A Group M fire area exceeds 12,000 square feet (1115 m2). 2. A Group M fire area is located more than two stories above grade plane. 3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2). 4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2). |
| Lee's Summit | 903.2.9 | Group S-1 | This type of occupancy typically is associated with large amounts of combustible materials and reducing the height requirement to two stories is consistent with what is required on other occupancies. | Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists: 1. A Group S-1 fire area exceeds 12,000 square feet (1115 m2). 2. A Group S-1 fire area is located more than two stories above grade plane. 3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2). 4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m2). 5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2). |
| Lee's Summit | 903.2.9.1 | Group S-1 Repair Garages | This section has been amended to be consistent with current requirements for sprinkler systems for auto repair facilities adopted in previous editions of the code. It is believed the amount of flammable liquids and the presence of readily available ignition sources create a significant risk that should be protected at the level prescribed by previous editions of the code (UFC) and at a same level of comparable hazards. The area is also the same as the 5,000 square foot requirement for the storage of commercial trucks and buses. | 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown: 1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet . 2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet. 3. Buildings with repair garages servicing vehicles parked in basements. 4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m2). |
| Lee's Summit | 903.2.11.3 | Buildings 55 Feet or More | This section has been amended to be consistent with current requirements for sprinkler systems. | Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout buildings with a floor level more than two stories above the lowest level of fire department vehicle access. Exceptions: 1. Open parking garages |
| Lee's Summit | 903.3.7 | Fire department connections | This section amended to address the local standard for the type and location of fire department connections. The fire code official does have some flexibility to allow greater distances between the hydrant and the connection in certain circumstances. | Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the fire code official. |

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| Lee's Summit | 903.4 | Sprinkler System Supervision and Alarms | Added Exception #8 to address the monitoring of valves in secured pits with the valves chained and locked. The pits often flood and are problematic for electronic supervision. | 903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. Exceptions: 1. Automatic sprinkler systems protecting one- and two family dwellings. 2. Limited area sprinkler systems in accordance with Section 903.3.8. 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. Isolation valves for the backflow prevention devices remotely located in pits which are locked and/or chained in the open position. |
| Lee's Summit | 903.4.2 | Alarms | Amended to include a visual as well as an audible exterior notification device over the FDC to indicate sprinkler activation. | One all-weather horn/strobe shall be connected to every <i>automatic sprinkler system</i> on the exterior of the building above the FD connection or in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the <i>automatic sprinkler system</i> shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1. |
| Lee's Summit | 903.4.2.1 | Notification Devices | This section was added to be consistent with current requirements. Interior notification is intended to notify occupants of a fire situation in the building or in other areas of multi-tenant buildings. | Where an automatic fire sprinkler system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows: 1 Audible notification appliances shall be installed so as to be audible at 15 dBA above sound pressure level throughout the building. 2 Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72. 3 Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the fire code official. Exception: The requirements of this section do not apply to Group R-3 occupancies. |
| Lee's Summit | 905.3 | Required Installations | Amended to allow code official to require standpipes in lieu of other types of protection or when needed due to issues with access or occupancy type. | Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.11, and as required by the fire code official. In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 32. |
| Lee's Summit | 905.3.1 | Height- Standpipes | Amended to be consistent with the requirement for water based fire protection above two stories. | Class III standpipe systems shall be installed throughout buildings where any of the following conditions exist: 1. Three or more stories are above or below grade plane. 2. The floor level of the highest story is located more than two stories above the lowest level of the fire department vehicle access. 3. The floor level of the lowest story is located more than two stories below the highest level of fire department vehicle access. Exceptions: 1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. 2. Class I standpipes are allowed in Group B and E occupancies. 3. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access. 4. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5. 5. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system. 6. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department. 7. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following: 7.1. Recessed loading docks for four vehicles or less. 7.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible. 8. Standpipe systems are not required in Group R-3 occupancies and Group R-2 occupancies 3 stories or less where individual units egress directly to the exterior or unenclosed stairwells, and the building is equipped throughout with an automatic sprinkler system. |
| Lee's Summit | 905.3.4.1 | Hose and cabinet | Deleted -Eliminates the danger to persons that may attempt to fight the fire and are not trained in the use of fire hoses. Fire extinguishers shall be provided for extinguishing small fires by the public. | Omitted |
| Lee's Summit | 905.3.5 | Underground Buildings | Underground buildings shall comply with the Lee's Summit Subterranean Space Building/Fire Code. | Underground buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system. Subterranean spaces developed by the extraction of subsurface material from underground spaces shall also be regulated by the City of Lee's Summit Subterranean Building/Fire Code. |
| Lee's Summit | 912.2 | Location | Requires a the fire department connection to be located within 100 feet of a fire hydrant. | 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 within 100 feet of an approved fire hydrant or as approved by the fire code official. |
| Lee's Summit | 907.2.7.1 | Occupant Notification | This practice should only be in used in special circumstances and by personnel that are familiar with alarm system operation. | During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a water flow switch shall not be required to activate the alarm notification appliances when an alarm signal is activated at a constantly attended location from which evacuation instructions shall be initiated over an emergency voice/alarm communication system installed in accordance with Section 907.5.2.2 and only when approved by the fire code official. |
| Lee's Summit | 1010.1.9.4 | Locks and Latches | Amended to prohibit the use of double keyed deadbolt locks. | Locks and latches shall be permitted to prevent operation of doors where any of the following exist: 1. Places of detention or restraint. 2. 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 does not have a doorknob or surface-mounted hardware. 3. 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. 4. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. 5. Doors serving roofs not intended to be occupied shall be permitted to be locked, preventing entry to the building from the roof. |
| Lee's Summit | 1101.2 | Intent | Existing buildings that met the intent of the codes that were in effect at the time they were built shall not be required to make corrections to meet this section unless an alteration or modification to the building is taking place. | The intent of this chapter is to provide a minimum degree of fire and life safety to persons occupying existing buildings by providing minimum construction requirements where such existing buildings do not comply with the minimum requirements of the International Building Code. Alterations or modifications to the use of an existing structure that is not a change in use shall meet the minimum requirements of this section as required by the fire code official and building official. |
| Lees' Summit | 5001.5(a) | Hazardous Materials Permit | Amended to define when a Hazardous Material Permit is required. | Permits shall be required as set forth in Sections 105.6 and 105.7. Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. “Extremely Hazardous Substances (EHS) Facilities” are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code. Any owner or operator of a facility that uses or dispenses liquefied propane gas for retail or commercial purposes above is required to obtain a permit per Section 5001.4 (b) The permit may limit the amount of hazardous materials to be stored or used at the facility and may require special safety measures and other conditions associated with the use, manufacture, and storage of such materials. When required by the fire code official, permittees shall apply for approval to permanently close a storage, use or handling facility. Such application shall be submitted at least 30 days prior to the termination of the storage, use or handling of hazardous materials. The fire code official is authorized to require that the application be accompanied by an approved facility closure plan in accordance with Section 5001.6.3. |

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| Lee' Summit | 5001.5(b) | Hazardous Materials Permit for Propane | Changes in permitting for the use and handling of propane are designed to limit the amount of staff time needed to process permits for amounts below Threshold Planning Quantities (TPQ). The change still allows for active enforcement on the use of and handling of propane, particularly retail sales and the proper placement of storage cages. The change does not limit or enforcement capability for ALL quantities of propane (LPG). | Any owner or operator of a facility that uses or dispenses liquefied propane gas for retail or commercial purposes above 200 pounds and below the threshold quantities (TPQ) set forth in EPCRA, is required to obtain an Hazardous Materials Permit from the fire department. Permits shall granted or denied administratively by the Chief of the Fire Department. Appeals from the Chief's decision shall be processed as any other hazardous materials permit |
| Lee's Summit | Section 5001.5 (c) | APPLICATION AND ISSUANCE | | <p>• Section 5001.5 (c) APPLICATION AND ISSUANCE</p> <p>An owner or operator shall apply for such a permit with the Fire Department. An application shall be completed and the request for the permit shall then be considered by the Public Safety Advisory Board of the City. The board shall make recommendations to the Mayor and City Council concerning the issuance of the permit and any applicable terms and conditions. The factors that the Public Safety Advisory Board shall utilize in evaluating the permit request shall include, but are not limited to:</p> <ol style="list-style-type: none">1. The quantities and potential danger of the substances and their location on the site;2. Proposed safety and containment measures, including any proposed on-site monitoring activities and operational and containment technology;3. The potential numbers of people, structures, and land, which could be at, risk if there were a major accident;4. The potential for odors and toxic fumes;5. The location of the site in relation to identified areas of special environmental concern such as water course, water wells, underground aquifers, or fish and wildlife habitats;6. The location of the site in relation to city-designated routes for the transport of hazardous materials; and/or7. Any other significant factor relating to public safety, health, and welfare. <p>The recommendation of the Public Safety Advisory Board shall be forwarded to the Mayor and City Council for final action. The Mayor and City Council shall utilize the same evaluation factors for considering the approval of such hazardous materials permit and any applicable terms and conditions.</p> |
| Lee's Summit | 5001.5(d) | | | <p>The Fire Department reserves the right to modify the terms and conditions of the permit if substantial changes occur in the:</p> <ol style="list-style-type: none">1. surrounding uses;2. number, amount, and types of hazardous materials subject to EPA reporting requirements;3. storage or location of the hazardous materials;4. any other factor or circumstances that significantly impact the factors used by the Public Safety Advisory Board and the City Council in evaluating the initial issuance of the permit. <p>The Fire Department may revoke a permit if the owner or operator of the facility fails to use, manufacture, or store hazardous materials in compliance with the terms and conditions of the permit.</p> <p>In the event that the Chief of the Fire Department determines after investigation that a substantial change has occurred warranting a modification of the terms and conditions of the permit or that the owner/operator is not complying with the terms and conditions of the permit, the Chief of the Fire Department shall notify the owner/operator of his proposed action by certified mail, return receipt requested. The notice shall also inform the owner/operator that if the owner/operator does not agree with or desires to challenge the proposed action, the owner/operator must file a written request for review with the Fire Department within ten days of receipt of the notice. The request for review must include the reasons why the owner/operator does not agree with the Chief of the Fire Department's determination.</p> <p>Upon receipt of the request for review, the Fire Department shall schedule a hearing before the City Council regarding the proposed modifications or revocation and, by written letter, notify the owner/operator of the date and time of said hearing. The owner/operator shall be provided with at least ten (10) days notice of the hearing. The owner/operator shall have an opportunity to present the basis for challenging the Fire Chief's proposed modification and/or revocations. The City Council shall utilize the procedures mandated by the Missouri Administrative Procedure and Review Act, Ch. 536 Mo.R.S. for the conduct of such hearing. The City Council may affirm, reverse, or modify the Chief of the Fire Department's proposed action and its decision shall be final.</p> |
| Lee's Summit | 5001.5(e) | Closure Plan | | <p>When required by the fire code official, permittees shall apply for approval to permanently close a storage, use or handling facility. Such application shall be submitted at least 30 days prior to the termination of the storage, use or handling of hazardous materials. The fire code official is authorized to require that the application be accompanied by an approved facility closure plan in accordance with Section 5001.6.3</p> |
| Lee's Summit | 5000.5(f) | Tables | Amends this section to allow the use of tables in the section to be used as reference. | Tables regarding the types and quantities of materials for permitting are adopted as reference. |
| Lee' Summit | 5601.1.3 | Fireworks | Amended to reflect the current Code of Ordinances for the use of sale and use of consumer fireworks. | <p>The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the corporate limits of the city, except as follows:</p> <ol style="list-style-type: none">1. Except as authorized below for the storage and handling of certain Division 1.4G fireworks, the storage and handling of fireworks shall be permitted only in compliance with Section 5604.2. The manufacture, assembly and testing of fireworks shall be permitted only in compliance with Section 5605.3. The possession and use of Division 1.3G fireworks shall be permitted only in accordance with Section 5608.4. The possession, storage, handling and use of certain Division 1.4G fireworks shall be permitted within the corporate limits of the city, provided such fireworks comply with Chapter 320 of the Revised Statutes of Missouri, 11 CSR 40-3.010, CPSC 16 CFR, Parts 1500-1507, DOT 49 CFR, Parts 100-178, and all applicable Ordinances and Codes of the City of Lee's Summit, Missouri, except that it shall be unlawful for any person to possess, store, handle, or use, within the corporate limits of the city, the following Division 1.4G fireworks:<ol style="list-style-type: none">a. Rockets on a stick;b. Missiles with fins or rudders for the purpose of achieving aerodynamic flight; andc. Roman Candles with or without spikes, identified by the word "Candle" on the label with the following wording on the caution label: "WARNING SHOOTS FLAMING BALLS" or "WARNING SHOOTS FLAMING BALLS AND REPORTS", and not including California Candles or Illuminating Torch with the following wording on the caution label: "CAUTION EMITS SHOWERS OF SPARKS".d. Single or multi-shot parachutes, with night effects.5. The possession or discharge of Division 1.4G fireworks, as authorized by this Section shall be allowed only by permit. The permit shall contain the name, address, and location of the intended use and shall be in the form approved by the Director of Finance. The permit may be obtained at the point of sale within the city, the city web page, or from the Director of Finance. One such permit shall be required per household or address at which the discharge will occur.6. The use of Division 1.4G fireworks within the city limits shall only be permitted on July 2 and 3 of each year between the hours of 10:00 a.m. and 11:00 p.m., on July 4 of each year between the hours of 10:00 a.m. and Midnight.7. It shall be unlawful for any person to throw, use, explode, detonate, aim, point or shoot fireworks, including pyrotechnic devices, in such a manner that, after it is ignited, will propel it, or any part thereof, such that it, or any part thereof, lands on property not owned by the person shooting the fireworks.8. It shall be unlawful for any person to throw, use, explode, detonate, or shoot fireworks within any structure.9. It shall be unlawful for any person to throw, use, explode, detonate, or shoot fireworks within six hundred feet of any church, hospital, mental health facility, school, or within one hundred feet of any location where fireworks are stored, sold, or offered for sale.10. No person shall use, explode, detonate, or shoot fireworks within, or throw the same from, a motorized vehicle including watercraft or any other means of transportation, except where a display permit has been issued for a floating vessel or floating platform, nor shall any person place or throw any ignited firework into or at a motorized vehicle including watercraft or any other means of transportation, or at or near any person, group of people, or animal.11. No person shall throw, use, explode, detonate, or shoot fireworks within three hundred feet of any permanent storage of ignitable liquid, gases, gasoline pump, gasoline filling station, or any nonpermanent structure where fireworks are stored, sold or offered for sale.12. Notwithstanding the provisions of the Lee's Summit City Code to the contrary, the prohibitions of Chapter 17, Article IX, "Regulations Regarding Control of Noise and Sound" shall not be applicable to any lawful discharge of Division 1.4G fireworks authorized by this Section 3301.1.3.13. It shall be unlawful for any person under the age of 16 years, unless under the supervision of a parent or guardian, to possess or discharge Division 1.4G fireworks within the city limits. |

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| | | | | <p>1. No person, firm, or corporation shall construct a retail display for, sell, or offer for sale, explosives, explosive materials, or fireworks within the corporate city limits, except as allowed for permitted blasting operations and commercial fireworks displays, and except that the retail display and sale of certain Division 1.4G fireworks shall be permitted within the corporate city limits by nonprofit, religious or community service organizations for the period beginning 6:00 a.m. on June 23 and extending through midnight on July 4 of each year. Notwithstanding the foregoing, it shall be unlawful for any person, firm, or corporation, including General nonprofit, religious or community service organizations, to construct a retail display for, sell, or offer for sale, within the corporate city limits, the following Division 1.4G fireworks: A. Rockets on a stick; B. Missiles with fins or rudders for the purpose of achieving aerodynamic flight; and C. Roman Candles with or without spikes, identified by the word "Candle" on the label with the following wording on the caution label: "WARNING SHOOTS FLAMING BALLS" or "WARNING SHOOTS FLAMING BALLS AND REPORTS", and not including California Candles or Illuminating Torch with the following wording on the caution label: "CAUTION EMITS SHOWERS OF SPARKS" and single or multi-shot parachutes, with night effects. D. All nonprofit, religious or community service organizations selling Division 1.4G fireworks as authorized herein shall comply with Chapter 320 of the Revised Statutes of Missouri, 11 CSR 40-3.010, CPSC 16 CFR, Parts 1500-1507, DOT 49 CFR, Parts 100-178, and all applicable Ordinances and Codes of the City of Lee's Summit, Missouri.</p> <p>2. Retail Sales License Required. No person shall construct a retail display for, sell, or offer for sale at retail, Division 1.4G fireworks as authorized by Subsection 1 of this Section 5601.2.2 without a license issued pursuant to this Subsection 2. It shall be unlawful for any person to sell fireworks from a car or truck or in any other manner except from a structure or stand licensed to sell fireworks pursuant to this Section. A. Application period, limitation on number of licenses and locations. The Director of Planning and Development or his or her designee will accept license applications between 8:00 a.m. on April 1st and 5:00 p.m. on April 3rd of each year. In the event that April 1, 2 or 3 for any given year falls on a Saturday, Sunday or legal holiday, the period for accepting license applications shall be proportionally extended so that a total of 3 business days shall be available for the submission of applications. No application will be accepted without a completed application in the form provided by the Director of Planning and Development, proof of state permit, proof of insurance, security plan, security deposit, and all necessary supporting documents. No more than twenty licenses shall be issued for the retail sale of fireworks in the City in any year. Only one application may be filed on behalf of an entity for a particular location, and any additional applications filed on behalf of the same entity for a particular location will not be considered. Once an application is filed, the information contained therein may not be revised or altered; provided, however, that the identity of an entity and the proposed location may be changed by written request received by the Director of Planning and Development within forty-eight (48) hours of the filing of the application. Only one license can be issued for an application and only one license will be issued for each particular location. Each year nineteen (19) licenses shall be reserved for nonprofit, religious or community service organizations located and operating in either the City of Lee's Summit or the Lee's Summit R-7 School District ("Local Organizations") and one (1) licenses shall be reserved for a national nonprofit organization which has an office located inside the City of Lee's Summit (e.g. the Red Cross) ("Outside Organization"). In the event that an application is not filed on behalf of an Outside Organization the remaining licenses may be granted to a Local Organization. In the event that nineteen (19) applications are not filed on behalf of Local Organizations the remaining licenses may be granted to Outside Organization. Applications to be considered for the 20 licenses shall be selected by lottery in the following manner. First, each applicant shall draw a number at random at the time of filing the application. The Director of Planning and Development, or his or her designee, shall record the number drawn with the applicant's application. The names of the applicants shall be listed in numerical, sequential order of the numbers so drawn, together with the designation of whether the applicant is a Local Organization or Outside Organization. The first 19 Local Organizations listed and the first Outside Organization listed shall be considered for the twenty available licenses. In the event that the number of Local Organizations and Outside Organizations applying do not meet the amount of licenses reserved for the respective class, the remaining licenses may be awarded to qualified applicants of the other class. The license fee must be paid prior to the erection of any tent or other such structure that will serve as the point of sale. All applicants who obtain a license under this section will also be required to obtain a Special Events Permit from the Department of Planning and Development and pay the Special Events Permit Fee. The Special Events Permit Fee must be paid within forty-eight (48) hours of notification of selection for issuance of a license or the application will be deemed denied and the next applicable application shall be considered in numerical, sequential order as determined by the lottery. B. Proof of State Permit. No application will be accepted without proof of a valid permit issued by the Missouri Department of Public Safety for the retail sale of consumer fireworks. C. Proof of Insurance. No application will be accepted without proof of general liability insurance in the amount of no less than \$1,000,000.00 per occurrence and a \$2,000,000.00 aggregate limit, and covering liabilities arising from the retail sale of fireworks during the term of the coverage shall be submitted with every application. The amount of the insurance shall not be subject to reduction of the aggregate limit as a result of occurrences at locations not operated by the seasonal retailer. D. Setup and Removal of Stands - Bond or Security Required. No temporarily licensed stands, nor any signs approved as part of the Special Event Permit process, may be setup before June 23rd of the licensed year. All licensees must display at the stand location a 32 square foot banner which recites the identity of the licensee. This banner must be attached between two poles securely placed in the ground. All licensees must also display near the cash register (or other place of checkout) a sign of at least 12" by 12" which recites the identity of the licensee. As a condition of approval of the license application, all licensees must immediately remove any sign after being informed by City staff that the sign violates the licensee's approved sign plan. It shall be the duty of the licensee to completely remove all temporary licensed stands and signs, and to clear the site where such stand and signs were erected of all debris and trash on or before July 7th of the same year. All applicants for a license shall furnish a cash deposit, performance bond, letter of credit, or other security approved in content and form by the city attorney, in the face amount of \$1,000.00 to secure performance of the licensee's obligations under this section. If any persons licensed under this section shall fail to comply with any provisions of this section, then the bond or other security furnished with the license application shall be forfeited to the city. E. Security Plan. At the time of application, every applicant shall provide a narrative description of its security plan to secure the premises when not open to the public, including the evidence of the qualifications of the security guard or guards. At a minimum, the security plan shall provide the following: i. The stand/tent shall be secured and a guard present any time the business is not open to the public. ii. The security guard shall be properly and validly licensed pursuant to the City Code.</p> |
| Lee' Summit | 5601.2.2 | Sale and Retail Display of Fireworks | Amended to reflect the current Code of Ordinances for the use of sale and use of consumer fireworks. | |
| Lee's Summit | 5601.2.4 | Financial Responsibility | Amended to reflect the current Code of Ordinances for the use of sale and use of consumer fireworks. | <p>• 5601.2.4 Financial responsibility. Before a permit is issued, as required by Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$2,000,000 or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.</p> |
| Lee' s Summit | 5601.2.4.1 | Blasting | Amended to reflect that the Public Works Department and the Missouri Division of Public Safety/ Missouri State Fire Marshal's Office regulates blasting. | The issuing of Blasting Permits and regulation and inspection of blasting operations, other than the storage and handling of explosives, is administered by the Public Works Inspection Division. Before approval to do blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in such form, amount, and coverage as determined by the legal department of the jurisdiction to be adequate in each case to indemnify the jurisdiction against any and all damages arising from permitted blasting. |
| Lee's Summit | 5701.4 | Permits | Amended to allow for the regulation of storage of flammable and combustible liquids even if an operational permit is not required. | Permits shall be required as set forth in Section 105.6 and 105.7. Notification, a site plan and Fire Department inspection must be obtained prior to the installation, repair or modification to equipment or facilities where flammable or combustible liquids are produced, processed, dispensed, stored, handled, or used in amounts greater than 300-gallons. |
| Lee's Summit | 5704.2.9 | Aboveground Storage Tanks | Amended to keep the public from storing bulk fuel in residential neighborhoods. | Aboveground tanks. Aboveground storage of flammable and combustible liquids in tanks shall comply with Section 5704.2 and Sections 5704.2.9.1 through 5704.2.9.7.9. Above ground storage tanks shall not be located areas zoned residential. |
| Lee's Summit | 6101.2.2 | Permits | Amended to reflect current practices and permitting process for propane. | Permits shall be required as set forth in Sections 105.6 and 105.7. A permit is required for any facility that uses or dispenses liquefied petroleum gas (propane) for retail or commercial purposes in accordance with the Hazardous Material Permit section. Distributors shall not fill or provide an LP-gas container for which a permit is required unless a permit for installation has been issued for that location by the fire code official. |
| Lee' Summit | Chapter 80 | Lee's Summit Subterranean Space Building and Fire Code. | Added to address the use of developed underground spaces in the City of Lee' Summit. | Any Section of this code that dictates regulations for underground spaces shall cite this amendment to the 2018 International Fire Code. |
| Lee's Summit | Appendix- A | Board of Appeals | The Board of Appeals is addressed by other City statutes. | Adopted as reference only. |
| Lee's Summit | Appendix -B through D | Appendices A through D | | The provisions of Appendix B through D are adopted as part of the Code of Ordinances of the City of Lee's Summit except as amended. |
| Lee's Summit | App. B Table B105.2 | Required Fire Flow for Buildings other than one-and-two Family Dwellings, Group R3 and R-4 Buildings and Townhouses | Increases the reduction of fire flow in residential (R3 and R4) sprinklered buildings from 25% to 50% in Table B105.2. Treating residential the same as commercial buildings. | Increases the reduction of fire flow in residential (R3 and R4) sprinklered buildings from 25% to 50% in Table B105.2. |
| Lee's Summit | D103.1 | Access road with a hydrant. | Amended to remove this section. Not enforced. | Deleted |
| Lee's Summit | D103.4 | Dead ends. | Amended to add language to give the fire code official the ability to approve plans when alternative plans are provided that meet the intent of the section but may not meet the letter of the section due to particular circumstances of the area to be served. | Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4., or as approved by the fire code official. |
| Lee' s Summit | D104.3 | Remoteness | Amended to add language to give the fire code official the ability to approve plans when alternative plans are provided that meet the intent of the section but may not meet the letter of the section due to particular circumstances of the area to be served. | Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the fire code official. |
| Lee's Summit | D107.1 | One-or two family dwelling residential developments. | Amended to match the number of dwelling units used in the City of Lee's Summit Unified Development Ordinance. | <p>• D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3. Exceptions:</p> <p>1. Where there are 50 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.</p> <p>2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.</p> |

AN ORDINANCE AMENDING CHAPTER 13 FIRE PREVENTION AND PROTECTION OF THE CODE OF ORDINANCES OF THE CITY OF LEE'S SUMMIT, MISSOURI BY REPEALING ARTICLE III. FIRE CODE AND ADOPTING A NEW ARTICLE III PERTAINING TO THE SAME SUBJECT MATTER.

WHEREAS, the 2018 Edition of the International Fire Code, as revised has been reviewed by the Fire Department, the Board of Appeals, Public Safety Advisory Board and the Community Economic Development Committee; and,

WHEREAS, after much technical study and ample public input, the Fire Department, the Board of Appeals, Public Safety Advisory Board, and the Community Economic Development Committee believe it is in the best interests of the City of Lee's Summit to amend Chapter 13, Fire Prevention and Protection of the Code of Ordinances of the City of Lee's Summit, Missouri by repealing Article III to remain current with the most recently published International Fire Code; and,

WHEREAS, based on staff reports and public comment, the City Council desires to protect the public health, safety, and welfare by amending Chapter 13 – Fire Prevention and Protection by repealing Article III in its entirety, and enacting a new Article III pertaining to the same subject matter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That Chapter 13 - Fire Prevention and Protection of the Code of Ordinances of the City of Lee's Summit is hereby amended by repealing Article III and enacting a new Article III pertaining to the same subject matter, to read as follows:

Sec. 13-41. Title.

This article shall be known as the City's Fire Code, and may be cited as such.

Sec. 13-42. Interpretation of Article.

Should any provision or specification contained in this article conflict with any provision or specification of the 2018 Edition of the International Fire Code, such provision or specification shall be considered as supplementary or an amendment to such code(s).

Sec. 13-43. International Fire Code – Adopted

The International Fire Code, 2018 Edition and appendices B and D as amended herein, and C as published by the International Code Council, is hereby adopted as the fire code of the City. Each and all of the regulations, provisions, penalties, conditions and terms of the Code are hereby adopted by reference and made a part of this article as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in section 13-44 of this Code. Three (3) copies of the International Fire Code are on file in the office of the City Clerk.

Sec. 13-44. Same – Amendments.

The International Fire Code, 2018 Edition, is amended in the following respects:

Administration.

Section 103.1 is amended to read as follows:

103.1 General. The Division of Fire Prevention is established within the jurisdiction under the direction of the fire code official (fire chief). The function of the division shall be the implementation, administration and enforcement of the provisions of this code. All sworn members of the department shall assist the Fire Chief (fire code official) with the implementation, administration and enforcement of the provisions of this code.

Section 103.2 is amended to read as follows:

103.2 Appointment. The fire chief shall be the fire code official and shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

Section 103.3 is amended to read as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the fire code official shall have the authority to appoint a deputy fire code official, other related technical officers, inspectors and other employees. The deputy code official shall also be known as the Assistant Chief of Fire Prevention.

Section 105.4.1 is amended to read as follows:

105.4.1 Submittals. Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared and sealed by a registered design professional where required by the fire code official.

Section 105.6 is amended to read as follows:

105.6 Required operational permits. The code official is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.47 as amended.

The following permits have been deleted:

- 105.6.1 Aerosol products.
- 105.6.2 Amusement buildings.
- 105.6.3 Aviation facilities.
- 105.6.4 Carnivals and fairs.
- 105.6.5 Cellulose nitrate film.
- 105.6.6 Combustible dust-producing operations.
- 105.6.7 Combustible fibers.
- 105.6.8 Compressed gases.
- 105.6.9 Covered mall buildings.

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| 105.6.10 | Cryogenic fluids. |
| 105.6.11 | Cutting and welding. |
| 105.6.12 | Dry cleaning plants. |
| 105.6.13 | Exhibits and trade shows. |
| 105.6.15 | Fire hydrants |
| 105.6.16 | Flammable and combustible liquids. |
| 105.6.17 | Floor finishing. |
| 105.6.18 | Fruit and crop ripening. |
| 105.6.19 | Fumigation and thermal insecticidal fogging. |
| 105.6.22 | High-piled storage. |
| 105.6.23 | Hot work operations. |
| 105.6.24 | Industrial ovens. |
| 105.6.25 | Lumber yards and woodworking plants. |
| 105.6.26 | Liquid or gas-fueled vehicles or equipment in assembly buildings. |
| 105.6.27 | LP-gas. |
| 105.6.28 | Magnesium. |
| 105.6.29 | Miscellaneous combustible storage. |
| 105.6.31 | Motor fuel-dispensing facilities |
| 105.6.33 | Open flames and torches |
| 105.6.35 | Organic coatings. |
| 105.6.36 | Outdoor assembly event. |
| 105.6.37 | Places of assembly. |
| 105.6.39 | Private fire hydrants. |
| 105.6.41 | Pyroxylin plastics. |
| 105.6.42 | Refrigeration equipment. |
| 105.6.43 | Repair garages and service stations. |
| 105.6.44 | Rooftop heliports. |
| 105.6.45 | Spraying or dipping. |
| 105.6.46 | Storage of scrap tires and tire byproducts. |
| 105.6.34 | Open flames and candles. |
| 105.6.47 | Temporary membrane structures, tents and canopies |
| 105.6.48 | Tire rebuilding plants |
| 105.6.49 | Waste Handling |
| 105.6.50 | Wood products |

*Deletion of the permit requirement does not negate the operational requirements of the code.

The following operational permits are required as amended:

105.6.14 Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosive, explosive material, fireworks, or pyrotechnic special effects within the scope of Chapter 56. See amended Section 5601 of the *2018 International Fire Code*.

An operational permit for blasting operations shall be obtained from the City of Lee's Summit Public Works Inspections Division to meet the permit requirements of Chapter 56, *EXPLOSIVES AND FIREWORKS*. The Public Works Inspections Division shall be the overseeing agency of blasting operations in accordance with the applicable provisions of Chapter 56 and other referenced documents. The Public Works Inspections Division shall notify

the fire code official of any issued permits, violations, suspensions or revocations. The Public Works Division shall be the repository of records related to blasting. The fire code official retains the right to enforce the provisions of this code delegated to the Public Works Inspection Division.

105.6.20 Hazardous materials. A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2018 International Fire Code.

Section 105.6.21 is amended to read as follows:

105.6.21 HPM facilities. An operational permit is required to store, handle or use hazardous production materials. See amended Section 5001.4 of the 2018 International Fire Code.

Section 105.6.32 is amended to read as follows:

105.6.32 Open burning. An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground. Instructions and stipulations of the permit shall be adhered to. A permit is required for a recreational fire.

Section 105.7 is amended to read as follows:

Section 105.7 Required Construction Permits- The fire code official is authorized to issue a permit in conjunction with Codes Administration or a Released for Construction letter for work as set for in Sections 105.7.1 through 105.7.25.

Section 109.1 is amended to read as follows:

109.1 Board of Appeals established. All decisions, orders, and/or determinations made by the fire chief relative to the interpretation of this code shall be governed by a board of appeals, as set forth in the Building Code of the City of Lee's Summit , as codified in Chapter 7, Article 1 of the City of Lee's Summit Code of Ordinances.

Section 109.2 Limitations on Authority is deleted.

Section 109.3 Qualifications is deleted:

Section 110.4 is amended to read as follows:

110.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate used under

provisions of this code, shall be guilty of an ordinance violation, punishable under Section 1-13.A of the Lee's Summit Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

General Precautions Against Fire.

Section 307.1.2 is added as follows:

307.1.2 Nature of material being burned. The burning of heavy smoke producing materials is prohibited. No processed construction wood products shall be burned.

Section 307.2 is amended to read as follows:

307.2 Permit required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range management practices with a prescribed burn plan approved by the fire code official, or a fire for the purpose of brush removal from commercial excavation sites: agricultural zoned locations, or recreational fires. Application for such approval shall only be presented by and permits issued to the *owner* of the land upon which the fire is to be kindled, unless written permission is given to the applicant by the property owner conduct such operations, or the applicant is working as an agent for the land owner.

Section 307.4.1 Bonfires, is deleted.

Open Flames

Section 307.4.2 is amended to read as follows:

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. Recreational fires shall not exceed a pile size of 3 feet in diameter and 2 feet in height.

Section 307.1.4.3 is amended to read as follows:

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Section 308.1.4 is amended to read as follows:

308.1.4 Charcoal burners and other open-flame cooking devices shall not be operated or located on combustible balconies or within 10 feet of combustible structure.

Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 21/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

Emergency Planning and Preparedness

Section 401.3.1 is amended to read as follows:

401.3.1 Fire Events. In the event an unwanted fire, unauthorized release of hazardous material, or situation immediately dangerous to the health and safety of building occupants or public, the owner or occupant shall immediately report such condition to the fire department. Building employees and tenants shall implement the appropriate emergency plans and procedures.

Section 403.12 is amended to read as follows:

403.12 Special requirements for public safety shall be in accordance with Sections 403.12.1 through 403.12.3.3. The *fire code official* may, based on the nature of an event, require the event to use fire department personnel for fire watch and crowd managers.

Fire Service Features.

Section 503.3 is amended to read as follows:

503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Fire lanes may be marked in one or a combination of methods as approved by the fire code official. Curbs. All curbs and curb ends shall be painted red with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Wording may not be spaced more than fifteen feet (15') apart. Where no curb exists or a rolled curb is installed, a 6-inch (6") wide painted red stripe applied to the concrete or asphalt with four inch (4") white lettering stating "FIRE LANE—NO PARKING". Signs. In areas where fire lanes are required, but no continuous curb is available, one of the following methods shall be used to indicate the fire lane. Option 1 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on a metal post set in concrete a minimum of depth of eighteen inches (18") set back one foot (1') in from the edge of the roadway with the bottom of the sign being seven feet (7') from finished grade. Signs shall face oncoming traffic. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING". Option 2 : A sign twelve inches (12") wide and eighteen inches (18") in height shall be mounted on the side of a structure or other permanent fixture approved by the Fire Code Official. The bottom of the sign being seven feet (7') from finished grade. Spacing of signs shall not exceed fifty feet (50') between signs. Signs shall be reflective material with a white color background with symbols, letters and border in red color. "FIRE LANE—NO PARKING".

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed

Section 507.5.1 is amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Section 507.5.2.1 of is added to read as follows:

Section 507.5.2.1 Hydrants –Color. All public fire hydrants shall be painted optic yellow. All private fire hydrants shall be painted optic yellow with a silver bonnet. Private fire hydrants (yard hydrants) that are tied to the buildings fire suppression system shall be painted red. Non-potable fire hydrants shall be optic yellow with a purple bonnet.

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Section 901.5 is amended to read as follows:

901.5 Installation, acceptance, testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service main and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified 48 hours before any required acceptance testing.

Section 903.2.3 is amended to read as follows:

903.2.3. Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m2) in area.
2. Throughout every portion of educational buildings below the level of exit discharge.
3. Where a Group E fire area is located more than two stories above grade.
4. The Group E fire area has an occupant load of 300 or more.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

Section 903.2.4 is amended to read as follows:

903.2.4 Group F-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 12,000 square feet (1115 m2).
2. A Group F-1 *fire area* is located more than two stories above grade plane.
3. The combined area of all Group F-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

Section 903.2.7 is amended to read as follows:

903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m2).
2. A Group M *fire area* is located more than two stories above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m2).

Section 903.2.9 is amended to read as follows:

903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m2).
2. A Group S-1 *fire area* is located more than two stories above grade plane.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464 m2).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).

Section 903.2.9.1 is amended to read as follows:

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 5,000 square feet.
2. Buildings no more than one story above grade plane, with a *fire area* containing a repair garage exceeding 5,000 (464 m²) square feet.
3. Buildings with repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464 m²).

Section 903.2.11.3 is amended to read as follows:

903.2.11.3 Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout buildings greater than two stories in height.

Exceptions:

1. Airport control towers.
2. Occupancies in Group F-2

Section 903.3.7 is amended to read as follows:

903.3.7 Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Section 903.4 is amended to read as follows:

903.4 Sprinkler system supervision 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 by a *listed* fire alarm control unit.

Exceptions:

1. *Automatic sprinkler systems* protecting one- and two-family *dwelling*s.
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, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
8. Backflow device valves located in underground vaults that are sealed and locked in the open position.

Section 903.4.2. is amended to read as follows:

903.4.2 Alarms. One all-weather horn/strobe shall be connected to every *automatic sprinkler system* on the exterior of the building above the FD connection or in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.

Section 903.4.2.1 is added and shall read as follows:

903.4.2.1 Notification devices. Where an automatic fire sprinkler system is installed in a building, audible and visible notification appliances shall be installed throughout the building as follows:

- 1 Audible notification appliances shall be installed so as to be audible at 15 dBa above sound pressure level throughout the building.
- 2 Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
- 3 Visible notification devices can be eliminated in normally unoccupied portions of buildings where permitted by the *fire code official*.

Exception: The requirements of this section do not apply to Group R-3 occupancies.

Section 905.1 is amended to read as follows:

905.1 General. Standpipe systems shall be provided in new buildings and structures in accordance with this section and as required by the fire code official. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 32.

Section 905.3 is amended to read as follows:

905.3 Required installations. Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.8. Standpipe systems are allowed to be combined with *automatic sprinkler systems*.

Exception: Standpipe systems are not required in Group R-3 occupancies and Group R-2 occupancies 3 stories or less where individual units egress directly to the exterior, or unenclosed stairwells.

Section 905.3.1 is amended to read as follows:

905.3.1 Height. Class III standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Three or more stories are above or below grade plane.
2. The floor level of the highest story is located more than two stories above the lowest level of the fire department vehicle access.

3. The floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group B and E occupancies.
3. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45 720 mm) above the lowest level of fire department vehicle access.
4. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
5. Class I standpipes are allowed in *basements* equipped throughout with an *automatic sprinkler system*.
6. Class I standpipes are allowed in buildings where occupant-use hose lines will not be utilized by trained personnel or the fire department.
7. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 7.1. Recessed loading docks for four vehicles or less.
 - 7.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

Section 905.3.4.1 is deleted.

Section 905.3.5 is amended to read as follows:

905.3.5 Underground buildings. Underground buildings shall be equipped throughout with a Class I automatic wet or manual wet standpipe system. Subterranean spaces developed by the extraction of subsurface material from underground spaces shall also be regulated by the City of Lee's Summit Subterranean Building/Fire Code.

Section 905.5 is deleted. May be used as reference when indicated by other sections of this code.

Section 907.2.7.1 is amended to read as follows:

907.2.7.1 Occupant notification. During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a waterflow switch shall not be required to activate the alarm notification appliances when an alarm signal is activated at a constantly attended location from which evacuation instructions shall be initiated over an emergency voice/alarm communication system installed in accordance with Section 907.5.2.2., and when approved by the fire code official.

Section 912.2 is amended to read as follows:

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 fire department connection shall be a 4 inch storz type connection within 100 feet of an approved fire hydrant or as approved by the fire code official.

Means of Egress.

Section 1010.1.9.4 is amended to read as follows:

[BE] 1010.1.9.4 Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

1. Places of detention or restraint.
2. 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 does not have a doorknob or surface-mounted hardware.
3. 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.
4. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.
5. Doors serving roofs not intended to be occupied shall be permitted to be locked, preventing entry to the building from the roof.

Existing Buildings.

Section 1101.2 is amended to read as follows:

1101.2 Intent. The intent of this chapter is to provide a minimum degree of fire and life safety to persons occupying existing buildings by providing minimum construction requirements where such existing buildings do not comply with the minimum requirements of the *International Building Code*. Alterations or modifications to the use of an existing structure that is not a change in use shall meet the minimum requirements of this section as required by the fire code official and building official.

Hazardous Materials – General Provisions.

Section 5001.5 is amended to read as follows:

5001.5 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7.

When required by the *fire code official*, permittees shall apply for approval to permanently close a storage, use or handling facility. Such application shall be submitted at least 30 days prior to the termination of the storage, use or handling of hazardous materials. The *fire code official* is authorized to require that the application be accompanied by an *approved* facility closure plan in accordance with Section 5001.6.3.

Section 5001.5 (a) GENERAL

Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. “Extremely Hazardous Substances (EHS) Facilities” are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.5 of the 2018 International Fire Code. Any owner or operator of a facility that uses or dispenses liquefied propane gas for retail or commercial purposes above is

required to obtain a permit per Section 5001.5 (b) The permit may limit the amount of hazardous materials to be stored or used at the facility and may require special safety measures and other conditions associated with the use, manufacture, and storage of such materials.

Section 5001.5 (b) HAZARDOUS MATERIAL PERMIT FOR LIQUEFIED PETROLEUM GAS (PROPANE)

Any owner or operator of a facility that uses or dispenses liquefied propane gas for retail or commercial purposes above 40 pounds and below the threshold quantities (TPQ) set forth in EPCRA, is required to obtain an Hazardous Materials Permit from the fire department . Permits shall granted or denied administratively by the Chief of the Fire Department. Appeals from the Chief's decision shall be processed as any other hazardous materials permit All other requests for permits, those which are not within the Chief's discretion to administratively grant or appeals from the Chief's decision, shall be considered by the Public Safety Advisory Board. The board shall make recommendations to the Mayor and City Council concerning the issuance of the permit and any applicable terms and conditions.

Section 5001.5 (c) APPLICATION AND ISSUANCE

An owner or operator shall apply for such a permit with the Fire Department. An application shall be completed and the request for the permit shall then be considered by the Public Safety Advisory Board of the City. The board shall make recommendations to the Mayor and City Council concerning the issuance of the permit and any applicable terms and conditions. The factors that the Public Safety Advisory Board shall utilize in evaluating the permit request shall include, but are not limited to:

1. The quantities and potential danger of the substances and their location on the site;
2. Proposed safety and containment measures, including any proposed on-site monitoring activities and operational and containment technology;
3. The potential numbers of people, structures, and land, which could be at, risk if there were a major accident;
4. The potential for odors and toxic fumes;
5. The location of the site in relation to identified areas of special environmental concern such as water course, water wells, underground aquifers, or fish and wildlife habitats;
6. The location of the site in relation to city-designated routes for the transport of hazardous materials; and/or
7. Any other significant factor relating to public safety, health, and welfare.

The recommendation of the Public Safety Advisory Board shall be forwarded to the Mayor and City Council for final action. The Mayor and City Council shall utilize the same

evaluation factors for considering the approval of such hazardous materials permit and any applicable terms and conditions.

Section 5001.5(d) MODIFICATION AND/OR REVOCATION

The Fire Department reserves the right to modify the terms and conditions of the permit if substantial changes occur in the:

1. surrounding uses;
2. number, amount, and types of hazardous materials subject to EPA reporting requirements;
3. storage or location of the hazardous materials;
4. any other factor or circumstances that significantly impact the factors used by the Public Safety Advisory Board and the City Council in evaluating the initial issuance of the permit.

The Fire Department may revoke a permit if the owner or operator of the facility fails to use, manufacture, or store hazardous materials in compliance with the terms and conditions of the permit.

In the event that the Chief of the Fire Department determines after investigation that a substantial change has occurred warranting a modification of the terms and conditions of the permit or that the owner/operator is not complying with the terms and conditions of the permit, the Chief of the Fire Department shall notify the owner/operator of his proposed action by certified mail, return receipt requested. The notice shall also inform the owner/operator that if the owner/operator does not agree with or desires to challenge the proposed action, the owner/operator must file a written request for review with the Fire Department within ten days of receipt of the notice. The request for review must include the reasons why the owner/operator does not agree with the Chief of the Fire Department's determination.

Upon receipt of the request for review, the Fire Department shall schedule a hearing before the City Council regarding the proposed modifications or revocation and, by written letter, notify the owner/operator of the date and time of said hearing. The owner/operator shall be provided with at least ten (10) days notice of the hearing. The owner/operator shall have an opportunity to present the basis for challenging the Fire Chief's proposed modification and/or revocations. The City Council shall utilize the procedures mandated by the Missouri Administrative Procedure and Review Act, Ch. 536 Mo.R.S. for the conduct of such hearing. The City Council may affirm, reverse, or **modify the Chief of the Fire Department's proposed action and its decision shall be final.**

Section 5001.5 (e)

When required by the *fire code official*, permittees shall apply for approval to permanently close a storage, use or handling facility. Such application shall be submitted at least 30 days prior to the termination of the storage, use or handling of hazardous materials. The *fire code official* is authorized to require that the application be accompanied by an *approved* facility closure plan in accordance with Section 5001.6.3.

Section 5001.5 (f)

Tables regarding the types and quantities of materials for permitting are adopted as reference.

Explosives and Fireworks

Section 5601.1.3 is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the corporate limits of the city, except as follows:

1. Except as authorized below for the storage and handling of certain Division 1.4G fireworks, the storage and handling of fireworks shall be permitted only in compliance with Section 5604.
2. The manufacture, assembly and testing of fireworks shall be permitted only in compliance with Section 5605.
3. The possession and use of Division 1.3G fireworks shall be permitted only in accordance with Section 5608.
4. The possession, storage, handling and use of certain Division 1.4G fireworks shall be permitted within the corporate limits of the city, provided such fireworks comply with Chapter 320 of the Revised Statutes of Missouri, 11 CSR 40-3.010, CPSC 16 CFR, Parts 1500-1507, DOT 49 CFR, Parts 100-178, and all applicable Ordinances and Codes of the City of Lee's Summit, Missouri, except that it shall be unlawful for any person to possess, store, handle, or use, within the corporate limits of the city, the following Division 1.4G fireworks:
 - a. Rockets on a stick;
 - b. Missiles with fins or rudders for the purpose of achieving aerodynamic flight; and
 - c. Roman Candles with or without spikes, identified by the word "Candle" on the label with the following wording on the caution label: "WARNING SHOOTS FLAMING BALLS" or "WARNING SHOOTS FLAMING BALLS AND REPORTS", and not including California Candles or Illuminating Torch with the following wording on the caution label: "CAUTION EMITS SHOWERS OF SPARKS" and
 - d. Single or multi-shot parachutes, with night effects.
5. The possession or discharge of Division 1.4G fireworks, as authorized by this Section shall be allowed only by permit. The permit shall contain the name, address, and location of the intended use and shall be in the form approved by the Director of

Finance. The permit may be obtained at the point of sale within the city, the city web page, or from the Director of Finance. One such permit shall be required per household or address at which the discharge will occur.

6. The use of Division 1.4G fireworks within the city limits shall only be permitted on July 2 and 3 of each year between the hours of 10:00 a.m. and 11:00 p.m., on July 4 of each year between the hours of 10:00 a.m. and Midnight.
7. It shall be unlawful for any person to throw, use, explode, detonate, aim, point or shoot fireworks, including pyrotechnic devices, in such a manner that, after it is ignited, will propel it, or any part thereof, such that it, or any part thereof, lands on property not owned by the person shooting the fireworks.
8. It shall be unlawful for any person to throw, use, explode, detonate, or shoot fireworks within any structure.
9. It shall be unlawful for any person to throw, use, explode, detonate, or shoot fireworks within six hundred feet of any church, hospital, mental health facility, school, or within one hundred of any location where fireworks are stored, sold, or offered for sale.
10. No person shall use, explode, detonate, or shoot fireworks within, or throw the same from, a motorized vehicle including watercraft or any other means of transportation, except where a display permit has been issued for a floating vessel or floating platform, nor shall any person place or throw any ignited firework into or at a motorized vehicle including watercraft or any other means of transportation, or at or near any person, group of people, or animal.
11. No person shall throw, use, explode, detonate, or shoot fireworks within three hundred feet of any permanent storage of ignitable liquid, gases, gasoline pump, gasoline filling station, or any nonpermanent structure where fireworks are stored, sold or offered for sale.
12. Notwithstanding the provisions of the Lee's Summit City Code to the contrary, the prohibitions of Chapter 17, Article IX, "Regulations Regarding Control of Noise and Sound" shall not be applicable to any lawful discharge of Division 1.4G fireworks authorized by this Section 5601.1.3.
13. It shall be unlawful for any person under the age of 16 years, unless under the supervision of a parent or guardian, to possess or discharge Division 1.4G fireworks within the city limits.

Section 5601.2.2 is amended to read as follows:

5601.2.2 Sale and retail display.

1. General. No person, firm, or corporation shall construct a retail display for, sell, or offer

for sale, explosives, explosive materials, or fireworks within the corporate city limits, except as allowed for permitted blasting operations and commercial fireworks displays, and except that the retail display and sale of certain Division 1.4G fireworks shall be permitted within the corporate city limits by nonprofit, religious or community service organizations for the period beginning 6:00 a.m. on June 23 and extending through midnight on July 4 of each year. Notwithstanding the foregoing, it shall be unlawful for any person, firm, or corporation, including nonprofit, religious or community service organizations, to construct a retail display for, sell, or offer for sale, within the corporate city limits, the following Division 1.4G fireworks:

- A. Rockets on a stick;
 - B. Missiles with fins or rudders for the purpose of achieving aerodynamic flight; and
 - C. Roman Candles with or without spikes, identified by the word "Candle" on the label with the following wording on the caution label: "WARNING SHOOTS FLAMING BALLS" or "WARNING SHOOTS FLAMING BALLS AND REPORTS", and not including California Candles or Illuminating Torch with the following wording on the caution label: "CAUTION EMITS SHOWERS OF SPARKS".
 - D. Single or multi-shot parachutes, with night effects.
 - E. All nonprofit, religious or community service organizations selling Division 1.4G fireworks as authorized herein shall comply with Chapter 320 of the Revised Statutes of Missouri, 11 CSR 40-3.010, CPSC 16 CFR, Parts 1500-1507, DOT 49 CFR, Parts 100-178, and all applicable Ordinances and Codes of the City of Lee's Summit, Missouri.
2. Retail Sales License Required. No person shall construct a retail display for, sell, or offer for sale at retail, Division 1.4G fireworks as authorized by Subsection 1 of this Section 5601.2.2 without a license issued pursuant to this Subsection 2. It shall be unlawful for any person to sell fireworks from a car or truck or in any other manner except from a structure or stand licensed to sell fireworks pursuant to this Section.
- A. Application period, limitation on number of licenses and locations. The Director of Planning and Development or his or her designee will accept license applications between 8:00 a.m. on April 1st and 5:00 p.m. on April 3rd of each year. In the event that April 1, 2 or 3 for any given year falls on a Saturday, Sunday or legal holiday, the period for accepting license applications shall be proportionally extended so that a total of 3 business days shall be available for the submission of applications. No application will be accepted without a completed application in the form provided by the Director of Planning and Development, proof of state permit, proof of insurance, security plan, security deposit, and all necessary supporting documents. No more than twenty licenses shall be issued for the retail sale of fireworks in the City in any year. Only one application may be filed on behalf of an entity for a particular location, and any additional applications filed on behalf of the same entity for a particular location will not be considered. Once an application is filed, the information contained

therein may not be revised or altered; provided, however, that the identity of an entity and the proposed location may be changed by written request received by the Director of Planning and Development within forty-eight (48) hours of the filing of the application. Only one license can be issued for an application and only one license will be issued for each particular location. Each year nineteen (19) licenses shall be reserved for nonprofit, religious or community service organizations located and operating in either the City of Lee's Summit or the Lee's Summit R-7 School District ("Local Organizations") and one (1) licenses shall be reserved for a national nonprofit organization which has an office located inside the City of Lee's Summit (e.g. the Red Cross) ("Outside Organization"). In the event that an application is not filed on behalf of an Outside Organization the remaining licenses may be granted to a Local Organization. In the event that nineteen (19) applications are not filed on behalf of Local Organizations the remaining licenses may be granted to Outside Organization. Applications to be considered for the 20 licenses shall be selected by lottery in the following manner. First, each applicant shall draw a number at random at the time of filing the application. The Director of Planning and Development, or his or her designee, shall record the number drawn with the applicant's application. The names of the applicants shall be listed in numerical, sequential order of the numbers so drawn, together with the designation of whether the applicant is a Local Organization or Outside Organization. The first 19 Local Organizations listed and the first Outside Organization listed shall be considered for the twenty available licenses. In the event that the number of Local Organizations and Outside Organizations applying do not meet the amount of licenses reserved for the respective class, the remaining licenses may be awarded to qualified applicants of the other class. The license fee must be paid prior to the erection of any tent or other such structure that will serve as the point of sale. All applicants who obtain a license under this section will also be required to obtain a Special Events Permit from the Department of Planning and Development and pay the Special Events Permit Fee. The Special Events Permit Fee must be paid within forty-eight (48) hours of notification of selection for issuance of a license or the application will be deemed denied and the next applicable application shall be considered in numerical, sequential order as determined by the lottery.

- B. Proof of State Permit. No application will be accepted without proof of a valid permit issued by the Missouri Department of Public Safety for the retail sale of consumer fireworks.
- C. Proof of Insurance. No application will be accepted without proof of general liability insurance in the amount of no less than \$1,000,000.00 per occurrence and a \$2,000,000.00 aggregate limit, and covering liabilities arising from the retail sale of fireworks during the term of the coverage shall be submitted with every application. The amount of the insurance shall not be subject to reduction of the aggregate limit as a result of occurrences at locations not operated by the seasonal retailer.
- D. Setup and Removal of Stands - Bond or Security Required. No temporarily licensed stands, nor any signs approved as part of the Special Event Permit process, may be setup before June 23rd of the licensed year. All licensees must display at the stand location a 32 square foot banner which recites the identity of the licensee. This

banner must be attached between two poles securely placed in the ground. All licensees must also display near the cash register (or other place of checkout) a sign of at least 12" by 12" which recites the identity of the licensee. As a condition of approval of the license application, all licensees must immediately remove any sign after being informed by City staff that the sign violates the licensee's approved sign plan. It shall be the duty of the licensee to completely remove all temporary licensed stands and signs, and to clear the site where such stand and signs were erected of all debris and trash on or before July 7th of the same year. All applicants for a license shall furnish a cash deposit, performance bond, letter of credit, or other security approved in content and form by the city attorney, in the face amount of \$1,000.00 to secure performance of the licensee's obligations under this section. If any persons licensed under this section shall fail to comply with any provisions of this section, then the bond or other security furnished with the license application shall be forfeited to the city.

- E. Security Plan. At the time of application, every applicant shall provide a narrative description of its security plan to secure the premises when not open to the public, including the evidence of the qualifications of the security guard or guards. At a minimum, the security plan shall provide the following:
 - i. The stand/tent shall be secured and a guard present any time the business is not open to the public.
 - ii. The security guard shall be properly and validly licensed pursuant to the City Code.

Section 5601.2.4 is amended to read as follows:

5601.2.4 Financial responsibility. Before a permit is issued, as required by Section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$2,000,000 or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

5601.2.4.1 is amended to read as follows:

5601.2.4.1 Blasting. The issuing of Blasting Permits and regulation and inspection of blasting operations, other than the storage and handling of explosives, is administered by the Public Works Inspection Division and the State of Missouri. Before approval to do blasting is issued, the applicant for approval shall file a bond or submit a certificate of insurance in such form, amount, and coverage as determined by the legal department of the jurisdiction to be adequate in which case to indemnify the jurisdiction against any and all damages arising from permitted blasting.

Flammable and Combustible Liquids.

Section 5701.4 is amended to read as follows:

5701.4 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7. Notification, a site plan, and a list of equipment specifications shall be provided to the fire department prior to the installation, repair or modification to equipment or facilities where flammable or combustible liquids are produced, processed, dispensed, stored, handled, or used in amounts greater than reportable quantity.

Exception:

1. All underground storage of any amount shall require Fire Department review.

Section 5704.2.9 is amended to read as follows:

5704.2.9 Above-ground tanks. Above-ground storage of flammable and combustible liquids in tanks shall comply with Section 5704.2 and Sections 5704.2.9.1 through 5704.2.9.7.9. Above-ground storage tanks shall not be located in areas zoned residential.

Exception:

1. Above-ground storage tanks used at construction sites that meet the requirements of 5706.2.

Liquefied Petroleum Gases.

Section 6101.2 is amended to read as follows:

6101.2 Permits. Permits shall be required as set forth in Sections 105.6 and 105.7. A permit is required for any facility that uses or dispenses liquefied petroleum gas (propane) for retail or commercial purposes in accordance with the Hazardous Material Permit section. Distributors shall not fill or provide an LP-gas container for which a permit is required unless a permit has been issued for that location by the code official.

Chapter 80. "Referenced Standards - is amended to read as follows:

Lee's Summit Subterranean Space Building/Fire Code: Any Section of this code that dictates regulations for underground spaces shall cite this amendment to the 2018 International Fire Code

Appendices

The following appendix is not adopted as part of the Code of Ordinances of the City of Lee's Summit except as noted; however, the Fire Department shall use it as reference material:

Appendix A – Board of Appeals

The provisions of Appendices B through D are adopted as part of the Code of Ordinances of the Lee's Summit except as amended.

Appendix B-Table B105 is amended as follows:

Table B105.2- Decreases the reduction of fire flow in residential (R3 and R4) sprinklered buildings from 25% to 50%.

The following appendix is amended as follows:

Appendix D- Fire Apparatus Access Roads

D103.1 is deleted.

D103.4 is amended as follows:

D103.4 Dead-ends. Dead end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4., or as approved by the fire code official.

D104.3 and *D106.3* are amended as follows:

D104.3 and D106.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses or as approved by the fire code official.

D107.1 is amended to read as follows:

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are 50 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Any section of this code that dictates regulations for underground spaces shall be governed by Chapter 7, Article 13 of the Lee's Summit Code of Ordinances – The Subterranean Space Building and Fire Code. In case of conflicting provisions in the Subterranean Space Building and Fire Code and the International Fire Code, the more restrictive provision(s) shall prevail.

SECTION 2. That it is the intention of the City Council and it is hereby ordained that the

provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Lee's Summit, Missouri.

SECTION 3. That if any section, subsection, sentence, clause, phrase or portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4: Penalty Clause. Any person found guilty of violating this ordinance shall be penalized in accordance with Section 1-13 A. of the Municipal Code of the City of Lee's Summit.

SECTION 5. This ordinance shall be in full force and effect on April 1, 2019.

PASSED by the City Council of the City of Lee's Summit, Missouri, this _____ day of _____, 2018.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this _____ day of _____, 2019.

Mayor *William A. Baird*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian Head*

Packet Information

File #: 2018-2480, **Version:** 1

Discussion of Neighborhood Services case types and monthly reporting.

Issue/Request:

Discussion of Neighborhood Services case types and monthly reporting.

Key Issues:

Neighborhood Services currently reports information on a monthly basis. The purpose of this discussion is to review the monthly report and seek feedback for potential future changes.

Proposed Committee Motion:

N/A

Background:

The CEDC has requested information on Neighborhood Services cases to begin the conversation of potential areas for proactive code enforcement.

Impact/Analysis:

The full impact of implementing a Proactive Code Enforcement model requires additional study.

Ryan A. Elam, Director of Development Services

Tracy Deister, Codes Administration Manager

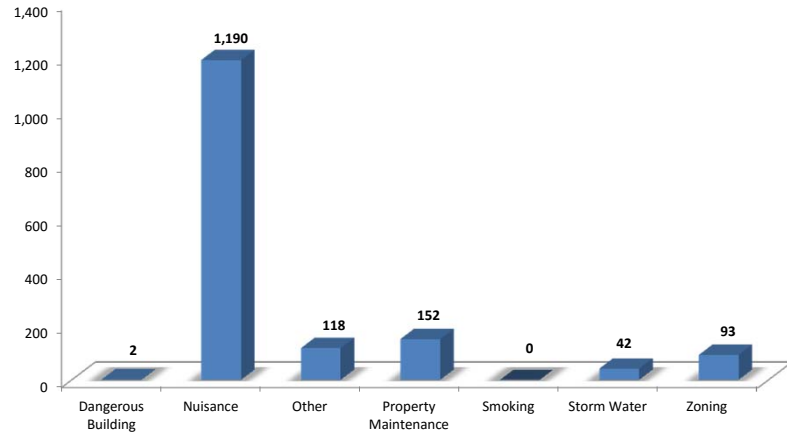
N/A

City Staff is seeking guidance and discussion on further information to present, and potential areas to look into proactive enforcement.

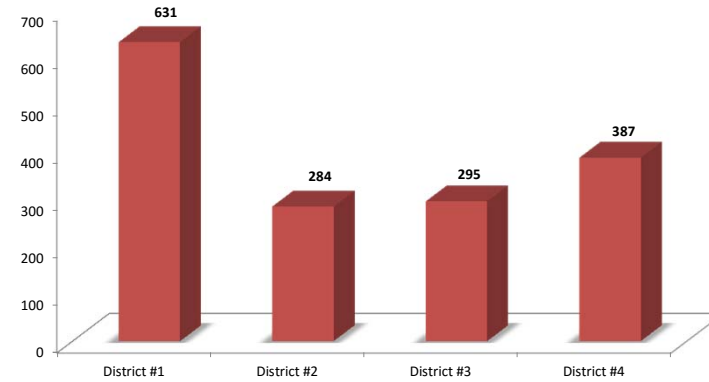
CITY OF LEE'S SUMMIT, 2018

NOVEMBER COMPLAINT REPORT

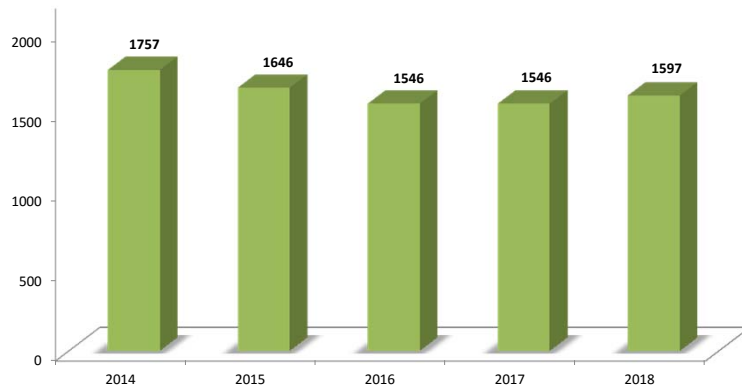
Type of Complaint Year to Date



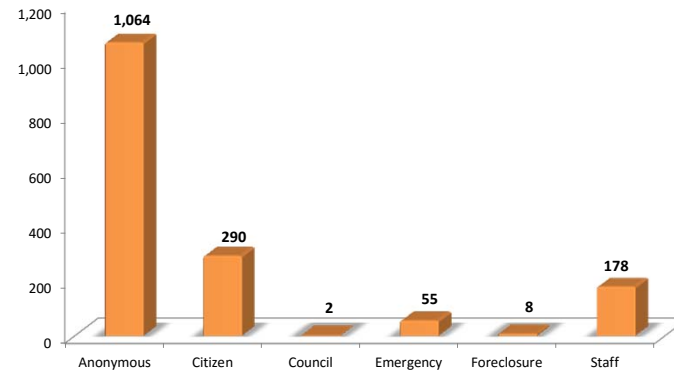
Complaints Received by District Year to Date



Total Complaints Year to Date

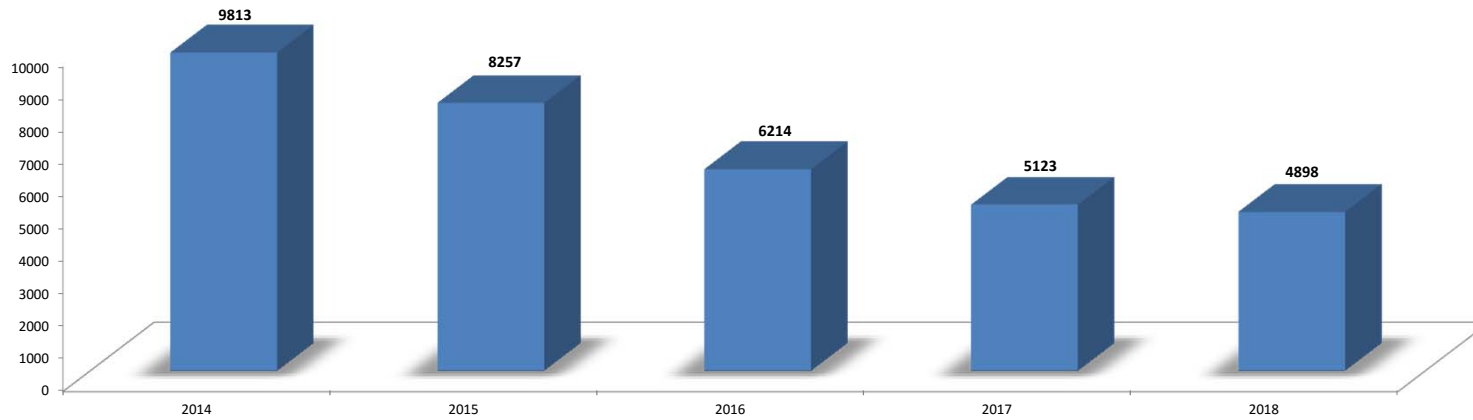


Source of Complaints Year to Date



**CITY OF LEE'S SUMMIT, 2018
NOVEMBER YEAR TO DATE NEIGHBORHOOD SERVICE COMPARISON**

INSPECTIONS PERFORMED YEAR TO DATE



SIGNS PULLED YEAR TO DATE

