

**CITY OF GREENSBURG, KANSAS**  
**AMENDMENTS TO THE INTERNATIONAL CODE COUNCIL, INC (ICC)**  
**2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)**

Prepared by:  
Greensburg, Kansas Community Development Department  
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The International Residential Code, for One- and Two- Family Dwellings, 2012 Edition, as published by the International Code Council, Inc., including Appendix Chapter G and no other appendices, and excluding chapters 11 through 42 inclusive, was adopted and incorporated by reference, subject to such amendments thereto as are set forth, by Ordinance 1078 and is referred to herein as the "residential code." Any reference therein to the International Residential Code shall be construed as a reference to the current City of Greensburg residential building code.

Changes, additions, and deletions to the residential code and the appendices thereto are adopted only as set forth hereinafter:

**Section R102.7 amended.** Section R102.7 of the International Residential Code is hereby amended to read as follows:

*R102.7 Existing Structures.* The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**Section R102.8 created.** Section R108, Referenced Codes, is hereby created to read as follows:

*Section 102.8. Referenced Codes.*

*102.8.1 Electrical.* The provisions of the current Greensburg, Kansas Electrical Code shall apply to the installation of electrical systems, including, alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. Whenever used in the International Residential Code, the term "ICC Electrical Code" shall be construed to mean the current Greensburg, Kansas Electrical Code.

*102.8.2 Gas.* The provisions of the current Greensburg, KS Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connection of appliances and the installation and operation of residential and commercial gas appliances and related accessories. Whenever used in the International Residential Code, the term "International Fuel Gas Code" shall be construed to mean the current Greensburg, KS Plumbing Code.

*102.8.3 Mechanical.* The provisions of the current Greensburg, KS Mechanical Code shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems. Whenever used in the International Residential Code, the term "International Mechanical Code" shall be construed to mean the current Greensburg, KS Mechanical Code.

*102.8.4 Plumbing.* The provisions of the current Greensburg, KS Plumbing Code shall apply to the installation, alterations repairs, replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of medical gas system. Whenever used in the International Residential Code, the term "International Plumbing Code" shall be construed to mean the current Greensburg, KS Plumbing Code.

*101.8.5 Fire Prevention.* The provisions of the current Greensburg, KS Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation. Whenever used in the International Residential Code, the term "International Fire Code" shall be construed to mean the current Greensburg, KS Fire Code.

**Section R105 amended.** Section R105.1 of the International Residential Code is hereby amended to read as follows:

*R105.1 Required.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**Section R105.2 amended.** The portion of Section R105.2 of the International Residential Code labeled "Buildings" is hereby amended to read as follows:

*R105.2 Work exempt from permit.*

*Buildings:*

1. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
2. Sidewalks and driveways.
3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
4. Prefabricated swimming pool that are less than 24 inches (610 mm) deep.
5. Swings and other playground equipment.
6. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
7. Decks not exceeding 200 square feet (18.58m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.
8. Emergency board-up, securing temporary bracing of a building after a fire, storm, vehicle damage or other disaster which caused the building to be open or unsafe. The building owner or this agent

may cause such work to be done provided that the Department of Code Enforcement is notified the following business day.

9. Repair or replacement of roofing and/or siding materials not exceeding 300 square feet (37.16 m<sup>2</sup>) within any one (1) month period.

10. Repair or replacement of interior gypsum board on non-fire rated walls or ceilings when the total area does not exceed 100 square feet (9.29 m<sup>2</sup>) within any twelve (12) month period, and providing that no framing, electrical, mechanical or plumbing changes are made.

**Section R107.3 amended.** Section R107.3 of the International Residential Code is hereby amended to read as follows:

*R107.3 Temporary power.* The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the current Greensburg, KS Electrical Code.

**Section R112 deleted.** Section R112, Board of Appeals, of the International Residential Code is deleted in its entirety.

**Section R113 amended.** Section R113 of the International Residential Code is hereby amended to read as follows:

*R113.4.1 Classification of violations and schedule of fines.* Any violation of the provisions of this Ordinance shall be a misdemeanor and punishable by a fine not to exceed \$500 or by imprisonment for not more than 6 months. Each day of violation may constitute a separate offense. Nothing contained herein shall prevent the City from taking such other lawful action as is necessary to prevent or remedy a violation.

*R113.4.2 Effect of Permit.* The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of the Residential Code or of this article. No permit presuming to give authority to violate or cancel the provisions hereof shall be valid, except insofar as the work or use that it authorized is lawful. The issuance or granting of a permit or approval of plans shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on there under when in violation of the Residential Code or of this article or of any other city code or resolution or from revoking any certificate of approval when issued in error.

**Section R301.5 amended.** Section R301.5 of the International Residential Code is hereby amended to read as follows:

*R301.5 Live load.* The minimum uniformly distributed live load shall be as provided in Table R301.5.

TABLE R301.5

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

(In pounds per square foot)

TABLE INSET:

USE	LIVE LOADS
Exterior balconies	60
Decks (f)	40
Fire Escapes	40
Passenger vehicle garages (a)	50 a
Attics without storage (b, e)	10
Attics with storage (b, e)	20
Rooms other than sleeping rooms	40
Sleeping rooms	40
Stairs	40 c
Guardrails and handrails (d)	200

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

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.

b. No storage with roof slope not over 3 units in 12 units.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square-inches, whichever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the top.

e. Attics constructed with wood trusses shall be designed in accordance with Section R802.10.1.

f. See Section R502.2.2 for decks attached to exterior walls.

**Section R302.1 amended.** Section R302.1 of the International Residential Code is hereby amended to read as follows:

*R302.1 Exterior walls.* Exterior walls with a fire separation distance less than 3 feet (914 mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides. Projections shall not extend beyond the distance determined by the following two methods, whichever results in the lesser projections:

1. A point one-third the distance to the property line from an assumed vertical plane located where protected openings are required.
2. More than 12 inches (305 mm) into areas where openings are prohibited. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside. The above provisions shall not apply to walls which are perpendicular to the line used to determine the fire separation distance.

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Tool and storage sheds, playhouses and similar structures exempted from permits by Section R105.2 are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 2 feet (610mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102mm)
5. Foundation vents installed in compliance with this code are permitted.
6. Exterior walls of buildings constructed adjacent to a zero lot line (as defined in the zoning ordinance) may be of non-rated construction, provided the wall contains no openings unless the sill height is located a minimum of 6 feet (1829 mm) above both the finished floor elevation and exterior grade or is constructed of translucent materials so as to not allow visibility into the adjacent property.

**Section R303.3 amended.** Section R303.3 of the International Residential Code is hereby amended to read as follows:

*R303.3 Bathrooms.* 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 m<sup>2</sup>), one-half of which must be operable.

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 (23.6 L/s) for intermittent ventilation or 2 cfm (9.4 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside or a minimum of 36 inches (914.4 mm) above the top of the ceiling joist in a ventilated attic space.

**Section R309.5 Fire sprinklers. of the International Residential Code is hereby deleted**

**Section R310.1 amended.** Section R310.1 of the International Residential Code is hereby amended to read as follows:

*R310.1 Emergency escape and rescue required.* Basements and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimension required by this Section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Exception: Basements of 250 square feet or less used for storage, mechanical rooms and similar uses.

*R310.1.1 Minimum opening area.* All emergency escape and rescue openings shall have a minimum net clear opening of 4.5 square feet with the window in a full open position, with a total break-out area of 5.7 square feet (0.530 m<sup>2</sup>).

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

1. 19 3/4 inches (501.65 mm) for single, double hung and awning style windows.
2. For all other types of windows the minimum height shall be determined by multiplying the width times the height to achieve a total net clear opening of 4.5 square feet with a total break-out area of 5.7 square feet (0.530 m<sup>2</sup>).

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

1. 17 inches (431.8 mm) in the full open position for casement and slider windows.
2. 30 1/4 inches (768.35 mm) for single and double hung units.

**Section R311.3 amended.** Section R311.3 of the International Residential Code is hereby amended to read as follows:

*R311.3.1 amended Floor elevations at the required egress doors*

*Exception: The landing or floor on the exterior side shall not be more than 8 inches (203 mm) below the top of the threshold provided the door does not swing over the landing or floor.*

*R311.3.2 amended Floor elevations for other exterior doors*

*Doors other than the required egress door shall be provided with landings or floors not more than 8 inches (203 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.

**Section R311.7.5 amended.** Section R311.7.5 of the International Residential Code is hereby amended to read as follows:

*R311.7.5 Stair treads and risers.*

*R311.7.5.1 Risers.* The maximum riser height shall be 8 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

*R311.7.5.2 Tread.* The minimum tread depth shall be 9 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the largest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**Section R312.1.3 amended.** Section R312.1.3 of the International Residential Code is hereby amended to read as follows:

*R312.1.3 Guard opening limitations.* Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4.5 inches (114.3 mm) in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway shall not allow passage of a sphere 6 inches (152 mm) in diameter.

**Section R313** of the International Residential Code is hereby amended as follows:

**Sections 313.1, 313.1.1, 313.2** are deleted from the 2012 IRC Code

**R318.1.1 Quality mark. of the International Residential Code is hereby deleted.**

**R318.1.2 Field treatment. of the International Residential Code is hereby deleted.**

**R405.1 Concrete or masonry foundations. of the International Residential Code is hereby deleted.**

**Section R807.1 amended.** Section R807.1 of the International Residential Code is hereby amended to read as follows:

*R807.1 Attic access.* Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 120 square feet (11.148 m<sup>2</sup>) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). When the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

**Appendix G, Section AG105.5 amended.** Appendix G, Section AG105.5 of the International Residential Code is hereby amended to read as follows:

*AG105.5 Barrier Exceptions.* Outdoor swimming pools, spas, or hot tubs with a safety cover that complies with ASTM F 1346, shall be exempt from the provisions of this appendix.